

# FOR LEASE

## CHARACTER OFFICE SPACE IN VICTORIA'S OLD TOWN DISTRICT

CBRE is pleased to present this opportunity to lease 5,273 sq. ft. of affordable, unique, office space on the second floor of a character building in the heart of Old Town District. Located on Government Street, this vibrant location is surrounded by restaurants, coffee shops and shopping all within walking distance. The interior features high, vaulted ceilings, skylights, and opening windows that provide plenty of natural light.

### ZONING:

CA-3C Zone - Old Town District.

Uses include but are not limited to: offices for business, charitable, religious, political or other purposes; residences; trades requiring artisan skills; transient accommodation; high tech; call centre.

**Rentable Area:** 5,273 sq. ft.

**Available:** Immediately

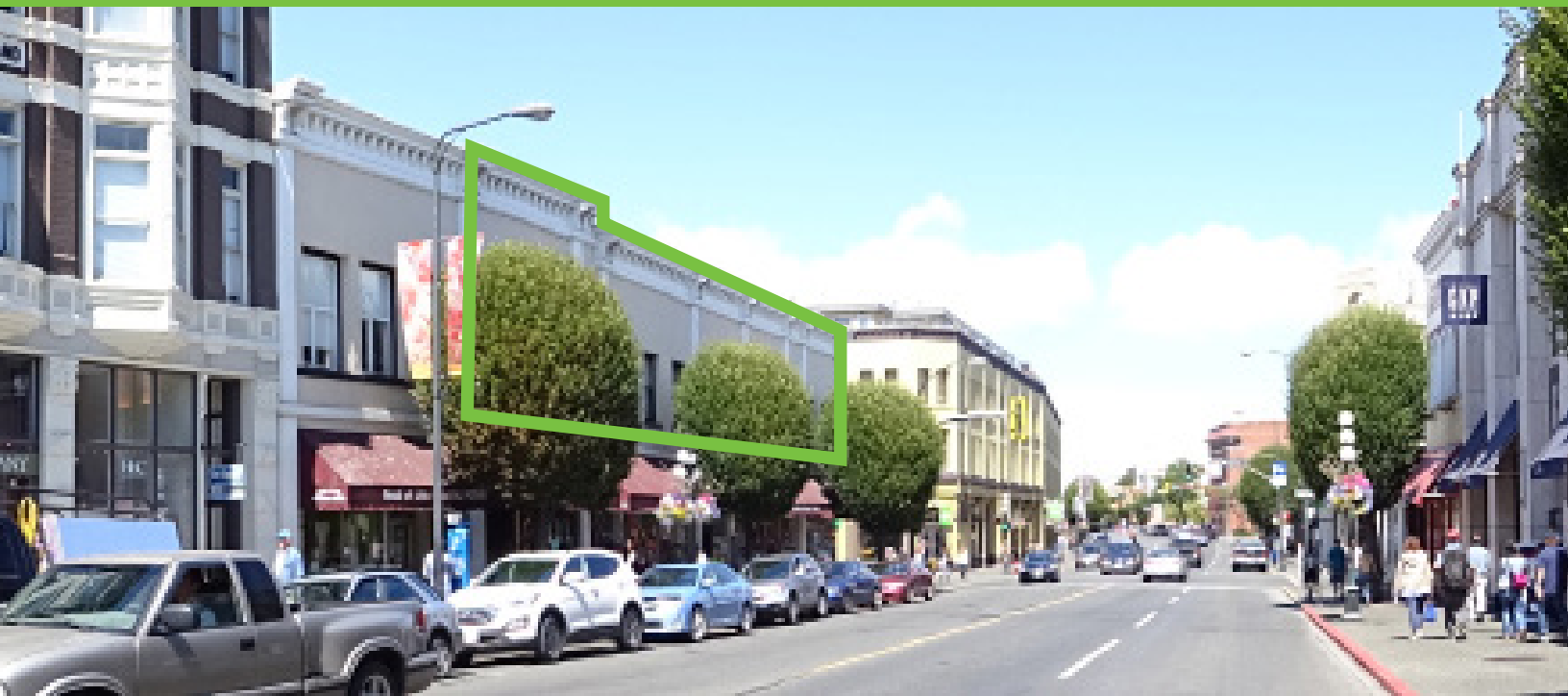
**Rental Rate:** \$10.00 per sq. ft.

**Operating Costs  
& Taxes:**

\$10.00 per sq. ft. (2016 approx.)

## 1320 GOVERNMENT STREET

VICTORIA, BRITISH COLUMBIA



CENTRALLY LOCATED IN VICTORIA'S DOWNTOWN CORE

FOR MORE INFORMATION  
PLEASE CONTACT:

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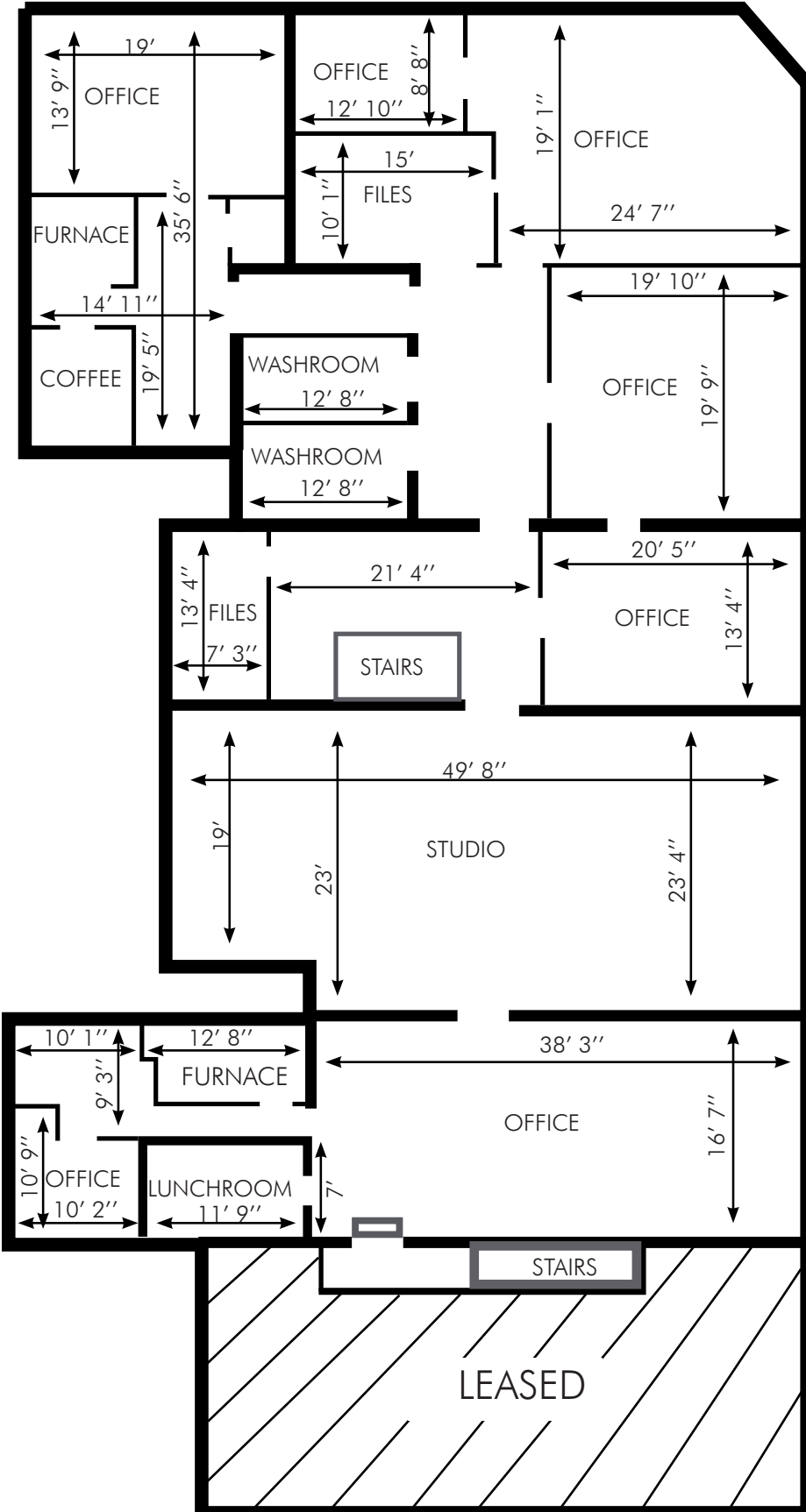
Sales Associate  
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**CBRE**

# 1320 GOVERNMENT STREET

VICTORIA, BRITISH COLUMBIA

## FLOOR PLAN:



GOVERNMENT STREET

## BUILDING FEATURES & HIGHLIGHTS:

- ✓ Character building in the heart of the Old Town district Downtown Victoria
- ✓ Currently built out with a mix of open work area, 6 private offices, kitchenette, lunchroom, and 2 file rooms
- ✓ Vaulted/high ceilings
- ✓ Men's and women's washrooms
- ✓ Prominent building signage opportunities
- ✓ Opening windows and several sky lights providing abundant natural light
- ✓ Easy access to city parkades and public transit
- ✓ Excellent amenities in the immediate area



# 1320 GOVERNMENT STREET

VICTORIA, BRITISH COLUMBIA

## LOCATION:

The subject property is located at the corner of Government Street and Johnson Street in the trendy Lo Jo (Lower Johnson) district of downtown. The area is a hotspot for high-tech businesses as well as more traditional professional services. Centrally located in downtown Victoria's lively shopping and entertainment district, the building is surrounded by boutique shops and restaurants only steps from the front door.



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