

# 1740 DOUGLAS STREET

VICTORIA | BRITISH COLUMBIA

# FOR LEASE

## HIGH PROFILE DOWNTOWN RETAIL LOCATION



### LOCATION

Situated Downtown on the Douglas Street corridor, in the new Hudson District, the subject provides exceptional frontage and exposure onto one of Victoria's busiest streets. Several new residential and office developments will increase activity dramatically in 2018 by an additional 1,200 employees and over 2,000 residents.

<b>RENTABLE AREA</b>	Ground Floor - up to 6,500 sq. ft. Can be demised to 2,100 or 4,300 sq. ft.
<b>NET LEASE RATE</b>	\$22.00 per sq. ft.
<b>ADDITIONALS</b>	\$9.25 per sq. ft. (estimate)
<b>AVAILABLE</b>	Immediately

### LEASING INQUIRIES

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## DISTRICT DOWNTOWN VICTORIA

- Located on the southwest corner of the high-profile intersection of Douglas Street and Herald Street, in the recently transformed Hudson District of Downtown Victoria.
- New developments complete in 2018 will dramatically increase pedestrian traffic in the immediate area.
- Highly visible from Douglas Street with an annual traffic count of 23,000 vehicles per day.
- In close proximity to Victoria Public Market, Centennial Square, Hudson District, Chinatown, Old Town and the Design District shopping areas.
- Ample street-front parking and parkade nearby.
- Prominent signage opportunity on recently improved exterior.
- Ideal space for a restaurant, grocer, furniture store, bank, office or other retail business.

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