

OFFICE SPACE
From 3,000 - 75,000 sq. ft.

RETAIL SPACE
3,000 - 6,000 sq. ft.

VICTORIA, BC

**VICTORIA
PRESS
BUILDING**

2621
douglas street

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CBRE



BUILDING AMENITIES

- rooftop deck access
- secured bike storage & service station
- changerooms & showers
- professionally managed



BUILDING DETAILS

AVAILABLE
Q1/Q2 2020

RATE
Contact Listing Agent

OPS/TAXES
\$14.00 PSF (2019 Estimate)
*inclusive of in-suite utilities, janitorial and management fee

TERM
5 to 10 years

PARKING
1.5 stalls per 1,000 sq. ft.

SIGNAGE
Podium signage available.
Crown signage to available to qualified tenants.

CONDITION OF PREMISES
Landlord shall deliver space in warm shell condition with suspended LED lighting, open ceiling and HVAC ducted to an open plan. Tenant Improvement Allowance or Turn Key build to be negotiated.

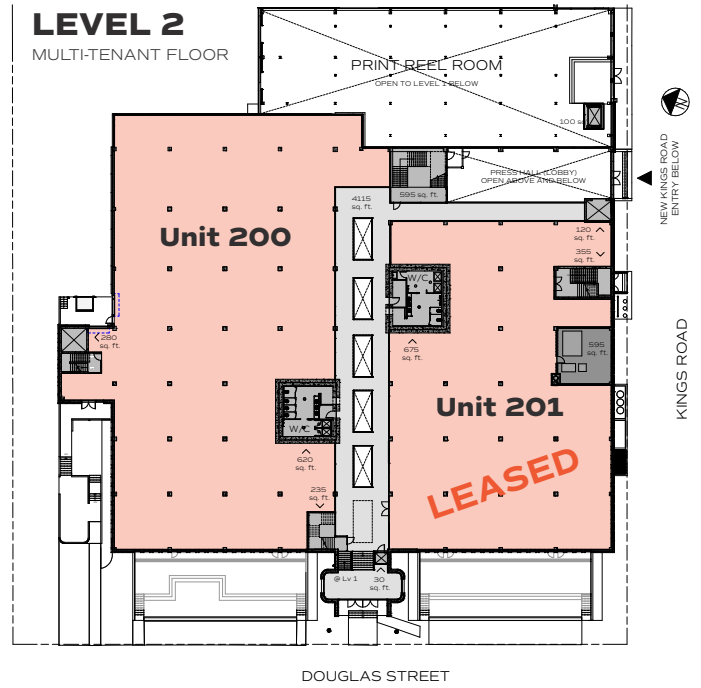
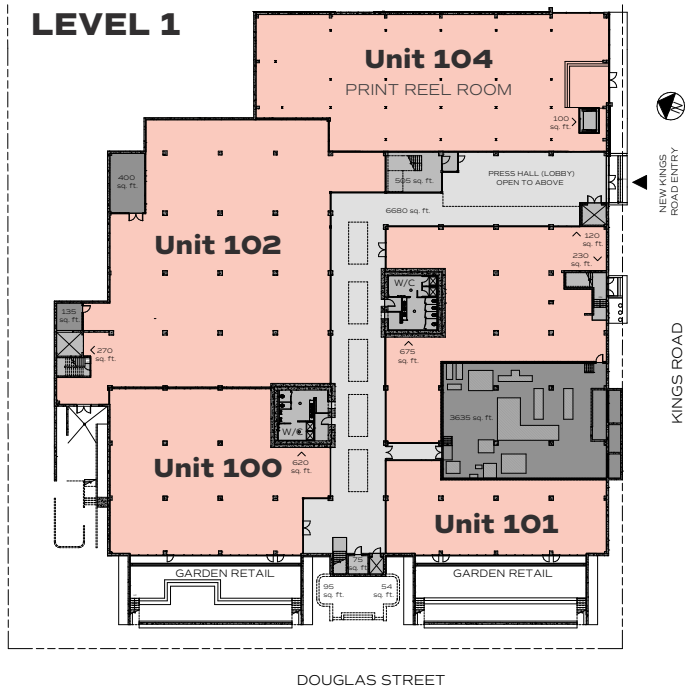
watch the video



common concourse

VICTORIA PRESS BUILDING FLOORPLANS

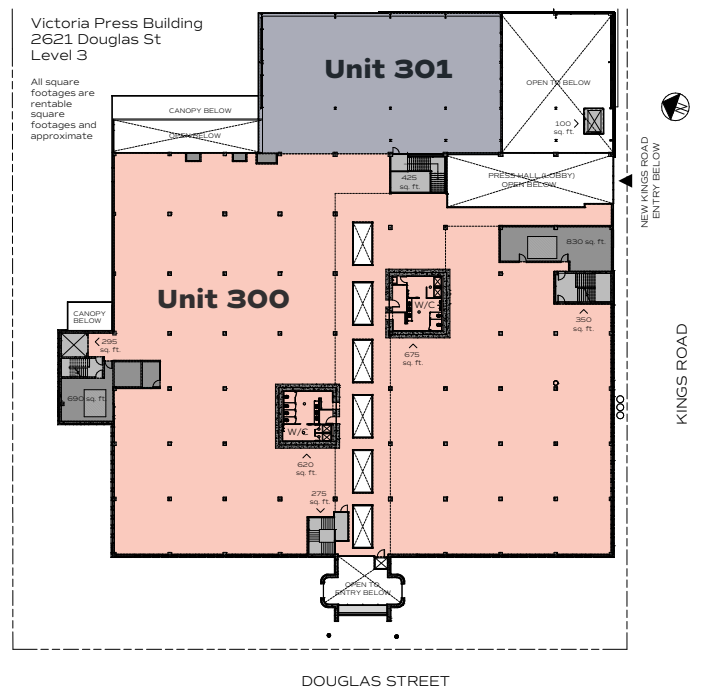
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RETAIL		OFFICE	
Unit 100	6,080 sq. ft.	Unit 102	11,600 sq. ft.
Unit 101	3,360 sq. ft.	Unit 103	5,650 sq. ft.
PRINT REEL ROOM			
Unit 101	8,600 sq. ft.		
	40 ft. ceilings		

OFFICE		
Unit 200	18,380 sq. ft.	demiseable to meet smaller requirements
Unit 201	12,180 sq. ft.	demiseable to meet smaller requirements

FULL TENANT FLOOR



OFFICE		UP TO 39,490 SQ. FT.
Unit 300	33,040 sq. ft.	
Unit 301	6,450 sq. ft.	



**EXPANSIVE
CHARACTER
SPACES
FOR EVERY
PURPOSE**

THE LOCATION

Midtown is Victoria's emerging destination for commerce, culture and creativity. With large, flexible floor plates in an urban campus environment, ample car and bike parking, and on-site transit, the fully renovated Victoria Press Building offers a superior economic alternative to Victoria's downtown and Saanich's uptown.



● FOOD & BEVERAGE ● COFFEE ● BREWERY/BAR ● SERVICE ● HEALTH & WELLNESS

1	Glo Restaurant & Lounge	Food/Beverage	22	Delhi Indian	Food/Beverage	43	Crystal Pool/Fitness	Health/Wellness	64	Swans Brewpub	Brewery/Bar
2	Pizza Al Forno	Food/Beverage	23	Supreme Echo Records	Service	44	Kwench Culture Club	Service	65	Habit Coffee	Coffee
3	Bows & Arrows Coffee	Coffee	24	Popeye's Supplements	Service	45	The Duke Saloon	Brewery/Bar	66	Mo:Lé Restaurant	Food/Beverage
4	Ile Sauvage Brewing Co.	Brewery/Bar	25	Seven Valleys Food/Deli	Food/Beverage	46	Phillips Brewing	Brewery/Bar	67	Café Bliss	Coffee
5	Shark Club	Brewery/Bar	26	5 Star Cannabis Disp	Service	47	Discovery Coffee	Coffee	68	Varsha Indian	Food/Beverage
6	Chiba Sushi	Food/Beverage	27	BC Liquor Store	Service	48	Copper Owl Night Club	Brewery/Bar	69	Saveur Restaurant	Food/Beverage
7	Body Dynamics Fitness	Health/Wellness	28	Fountain Chinese	Food/Beverage	49	Whisker's Dog Ranch	Service	70	Float House	Health/Wellness
8	Boulder House Climbing Gym	Health/Wellness	29	Boston Pizza	Food/Beverage	50	Momo Sushi	Brewery/Bar	71	Brasserie L'ecole	Food/Beverage
9	2% Jazz Coffee	Coffee	30	Tim Hortons	Food/Beverage	51	Fishhook Mermaid Wharf	Food/Beverage	72	QV Café & Bakery	Food/Beverage
10	Long & McQuade Music	Service	31	Subway	Food/Beverage	52	Canoe Brewpub	Brewery/Bar	73	Forum Chinese	Food/Beverage
11	Taco Time	Food/Beverage	32	Wendy's	Food/Beverage	53	Grindstone Café	Coffee	74	Pho Vuong	Food/Beverage
12	San Remo Restaurant	Food/Beverage	33	Fantastico Coffee	Coffee	54	Jam Café	Food/Beverage	75	Northern Quarter	Food/Beverage
13	Fifth Street Bar & Grill	Food/Beverage	34	Part & Parcel	Food/Beverage	55	Salt & Pepper Fox	Food/Beverage	76	Bao Restaurant	Food/Beverage
14	Driftwood Brewery	Brewery/Bar	35	IDA Pharmacy	Service	56	Union Pacific Coffee	Coffee	77	Island Poké	Food/Beverage
15	Moon Under Water Brewpub	Brewery/Bar	36	Cascadia Liquor Store	Service	57	Shizen Sushi	Food/Beverage	78	Hudson Yoga	Health/Wellness
16	Saltchuck Pie Co.	Food/Beverage	37	Fairway Market (Grocery)	Service	58	Don Mee Dim Sum	Food/Beverage	79	Golden City Restaurant	Food/Beverage
17	Hoynes Brewing Co.	Brewery/Bar	38	Vancouver Island Brew	Brewery/Bar	59	I-Kyu Noodles	Food/Beverage	80	Romeo's	Food/Beverage
18	Parachute Ice Cream	Food/Beverage	39	Queen Dairy	Food/Beverage	60	Olo Restaurant	Food/Beverage	81	Serious Coffee	Coffee
19	The Coffee Lab	Coffee	40	7-Eleven	Service	61	Jusu Juice Bar	Food/Beverage	82	Szechuan Chinese	Food/Beverage
20	Wheeley's Motorcycles/Café	Brewery/Bar	41	John's Noodle Village	Food/Beverage	62	La Roux Patisserie	Food/Beverage			
21	Russ Hay's The Bicycle Shop	Service	42	Chicken 649	Food/Beverage	63	Silk Road Tea/Spa	Health/Wellness			

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CBRE

VICTORIA, BC

VICTORIA PRESS BUILDING

2621 douglas street

96
walk score

WALKER'S PARADISE
Daily errands do not require a car.

92
bike score

BIKER'S PARADISE
Flat as a pancake, excellent bike lanes.

72
transit score

EXCELLENT TRANSIT
Transit is convenient for most trips.

30 min to bc ferries terminal
25 min to victoria airport

5 min to seaplane terminal

4 min to central business district

3 min to mayfair mall

6 min to saanich's uptown



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