



FOR SUBLEASE TURN-KEY OFFICE

310-1207 DOUGLAS STREET
VICTORIA, BC

OPPORTUNITY

CBRE is pleased to present the opportunity to sublease a turn-key office in the historical Sayward Building. The improved heritage building has been recently upgraded through all the common areas as well as it's exterior, and is situated in close to proximity to all of the amenities Downtown has to offer. Located on the south-west corner of the third floor, the furnished suite benefits from an abundance of natural light.



FOR MORE INFORMATION PLEASE CONTACT:

NATHANIEL SIMPSON

Sales Associate
Brokerage Services
250 386 0001
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THE DETAILS

TERM

Until September 29, 2020

AREA

3,603 sq. ft.

SUBLEASE RATE

\$17.25 per sq. ft.

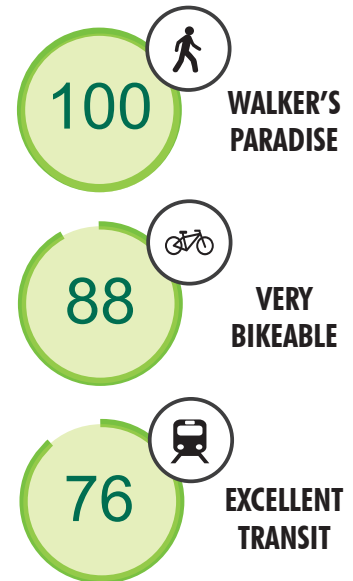
OP COSTS & TAXES

\$14.75 per sq. ft.
(2018 estimate)



HIGHLIGHTS

- ✓ Furnished
- ✓ Large boardroom
- ✓ Spacious lunchroom/kitchenette
- ✓ Server room
- ✓ 10 work stations
- ✓ 4 exterior offices
- ✓ AC and operating windows
- ✓ Copy room
- ✓ Hi-speed internet
- ✓ After-hours fob access
- ✓ Secure bike storage



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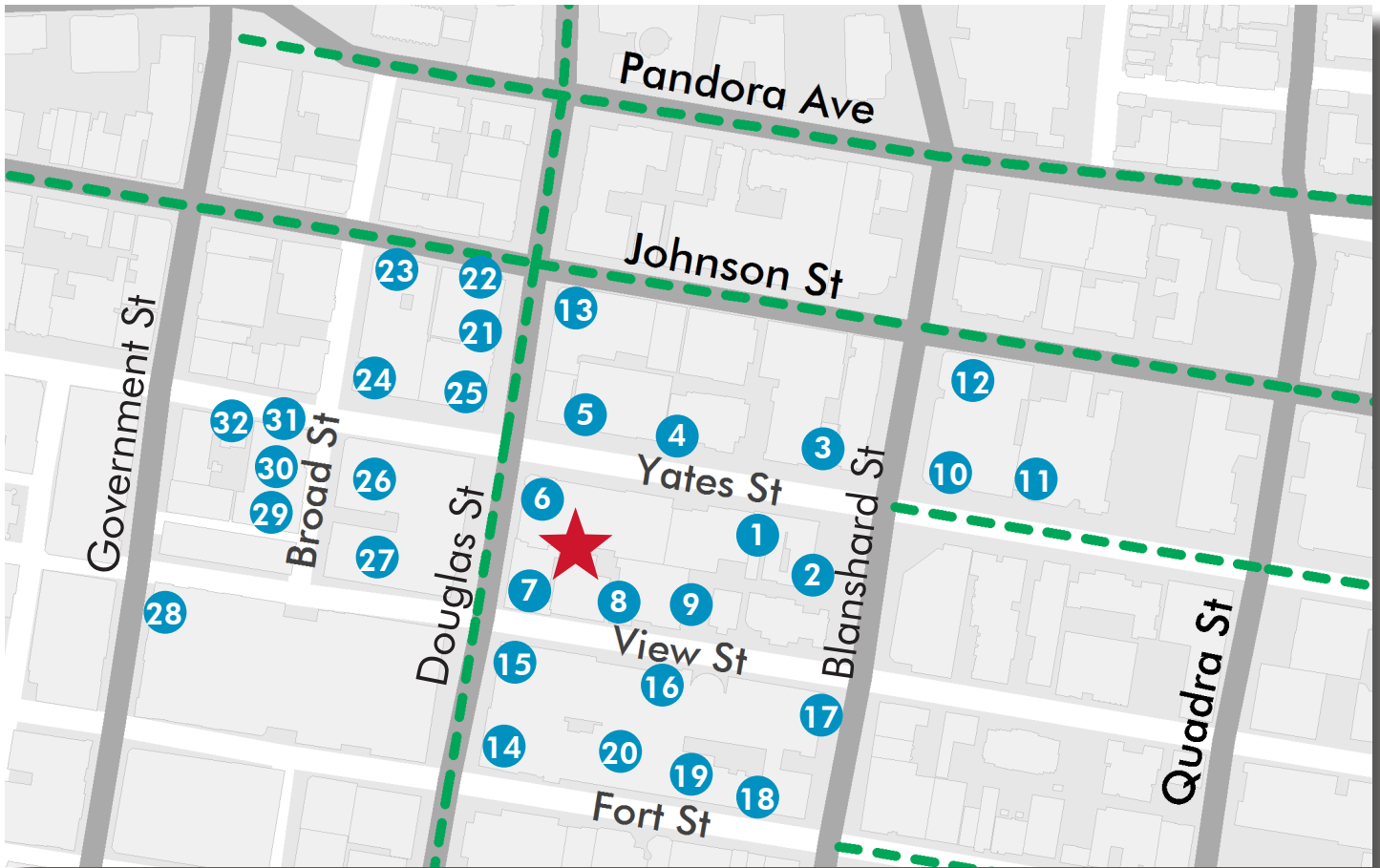
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THE LOCATION



LEGEND

- | | | | |
|--------------------------|-------------------------|-------------------------|-------------------------|
| 1. Yates Street Taphouse | 9. Empire Donuts | 17. Hermann's Jazz Club | 25. Wild Coffee |
| 2. Foo Asian Street Food | 10. Habit Coffee | 18. Pho Vy | 26. Mac's |
| 3. Brickyard Pizza | 11. Zambri's | 19. La Taqueria | 27. West Coast Waffles |
| 4. Agrius | 12. Superbaba | 20. Dutch Bakery | 28. McDonald's |
| 5. Bulk Barn | 13. 7-Eleven | 21. Second Slice | 29. Earls Kitchen & Bar |
| 6. Dolce Vita Coffee Art | 14. Cactus Club | 22. Burger King | 30. Serious Coffee |
| 7. Fatburger | 15. Peacock Billiards | 23. Sizzling Tandori | 31. Rise & Grind Coffee |
| 8. Itami Sushi | 16. View Street Parkade | 24. Wild Coffee | 32. Azuma Sushi |