

FOR LEASE

1222 Douglas Street

—
Victoria, BC

10,651 Sq. Ft.

2,591 Sq. Ft.

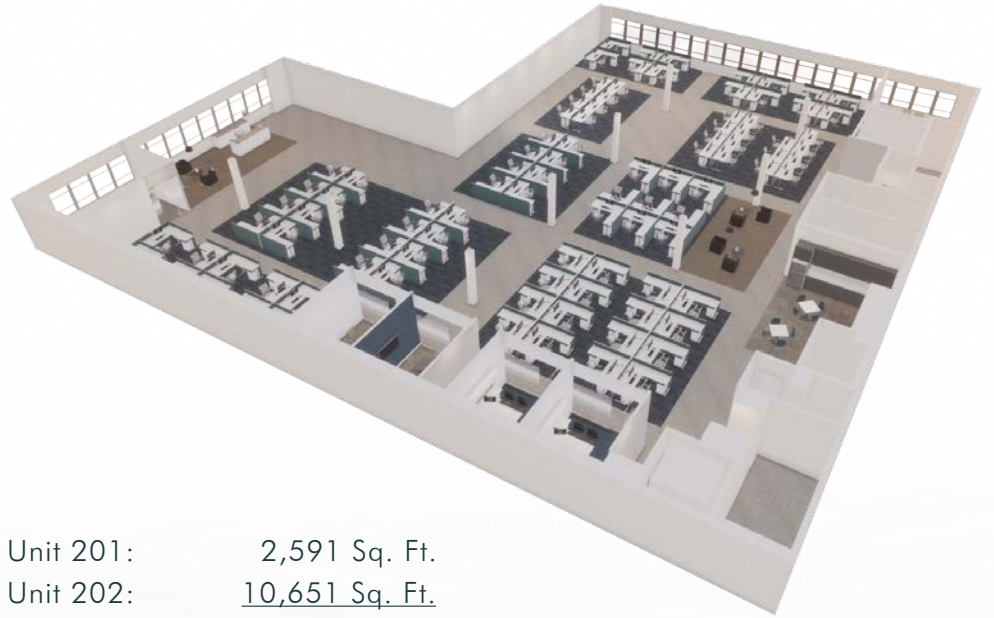


Flexible Space Options in Downtown Core

- ▶ Prime Downtown Location
- ▶ Well-suited for a variety of office or fitness uses
- ▶ Natural light via windows facing Douglas Street and Yates Street
- ▶ Improvement allowance available to qualified tenants
- ▶ Proximity to major transit arteries
- ▶ Numerous high quality amenities nearby
- ▶ Demising potential
- ▶ High ceilings throughout (13ft)

The Opportunity

Opportunity to lease brand new office space in the center of Victoria's Downtown Core. The subject space is a large floor plate with demising potential on the second floor of 1222 Douglas Street, with windows fronting onto both Douglas and Yates. The space benefits from proximity to a large variety of food & beverage options such as: Starbucks, Azuma Sushi, Fol Epi, Agrius, Yates Street Taphouse, Fatburger, McDonald's, Cactus Club Café, and more.



The Details

SIZE

Unit 201: 2,591 Sq. Ft.
Unit 202: 10,651 Sq. Ft.
Total: 13,242 Sq. Ft.

AVAILABLE

Spring 2020

NET RENT

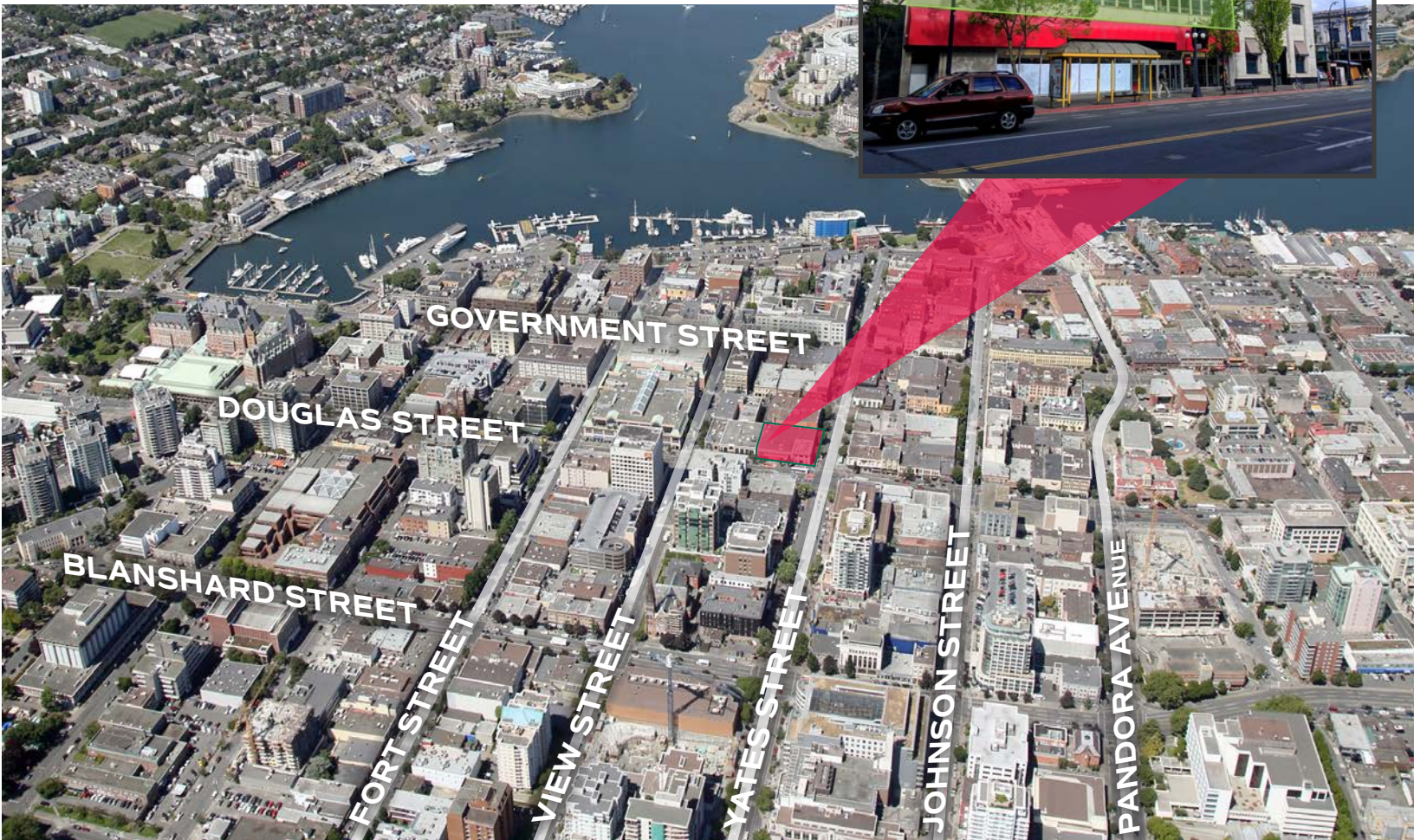
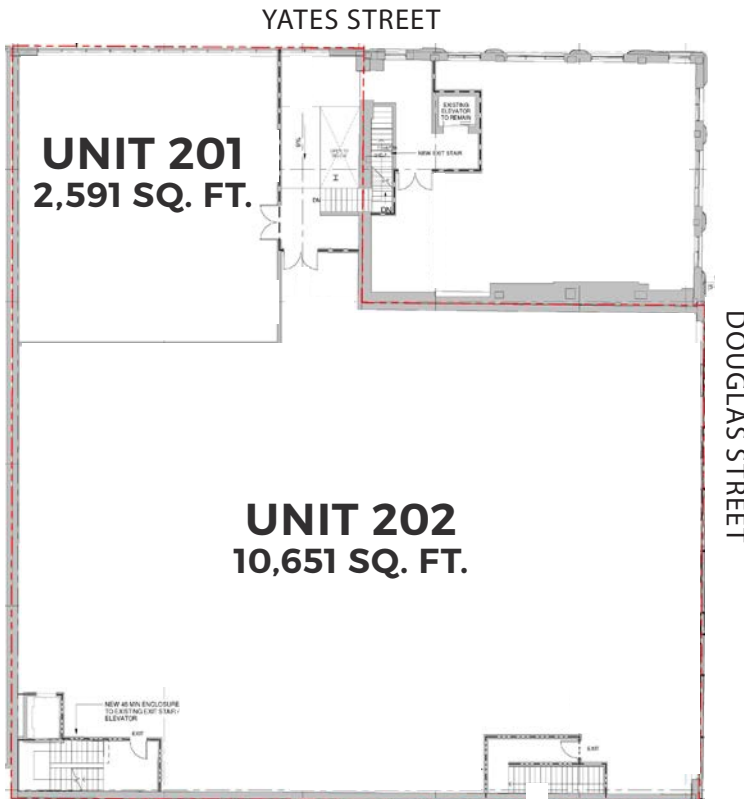
Starting at \$22.00 per Sq. Ft.

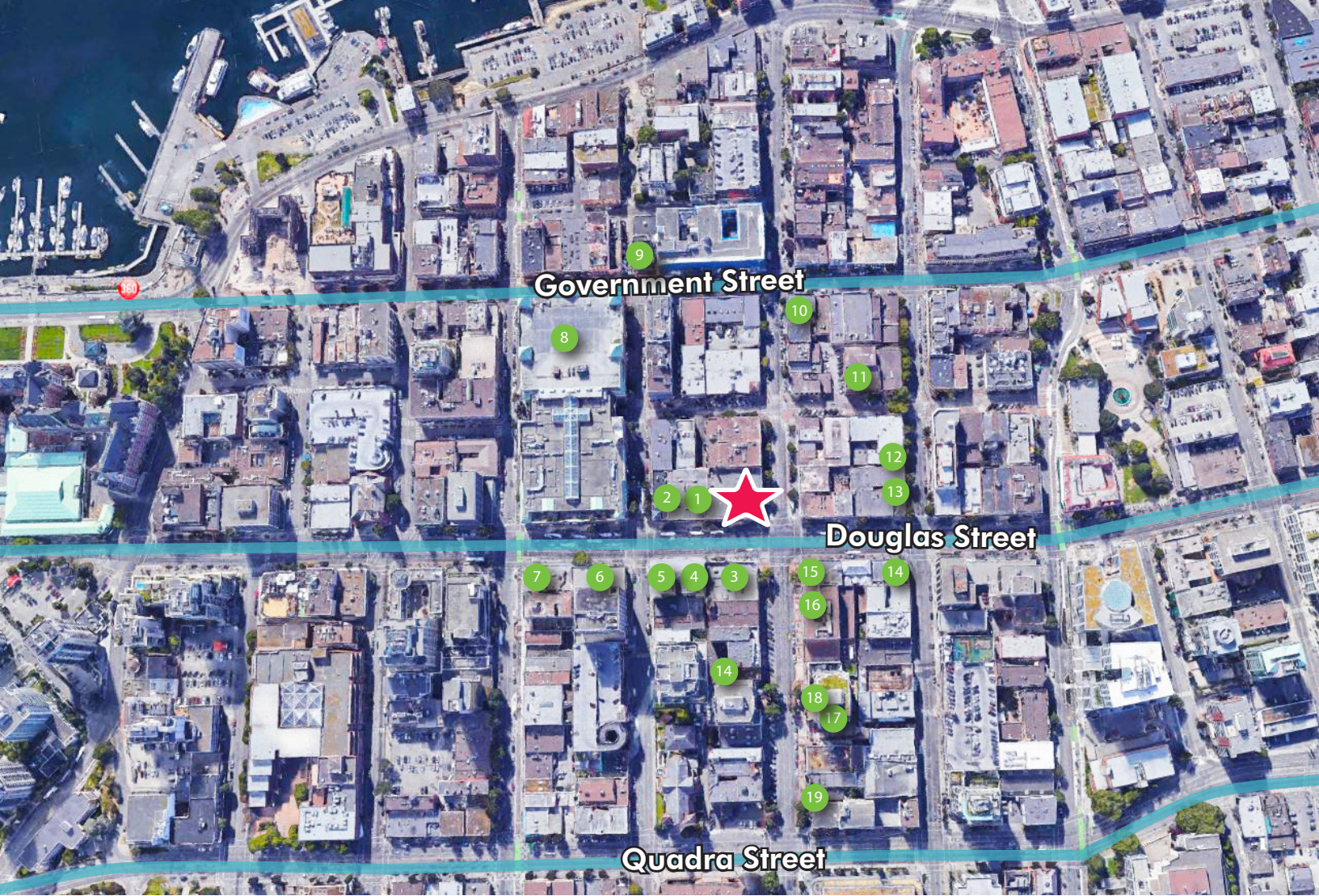
ADDITIONAL RENT

\$12.00 per Sq. Ft. (2020 Estimate)



Floor Plan





Amenities

- | | | | |
|-------------------------|----------------------|---------------------|--------------------------|
| 1 Shopper's Drug Mart | 6 James Joyce Bistro | 11 Saint Franks | 16 Bulk Barn |
| 2 McDonald's | 7 Cactus Club Café | 12 Sizzling Tandoor | 17 Fol Epi |
| 3 BMO | 8 The Bay Centre | 13 Burger King | 18 Agrius |
| 4 Dolce Vita Coffee Art | 9 Irish Times Pub | 14 7-Eleven | 19 Brickyard Pizza |
| 5 Fatburger | 10 Starbucks | 15 Scotiabank | 20 Yates Street Taphouse |

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