

# FOR LEASE

## 1222-1280 Douglas Street

—  
Victoria, BC

10,651 Sq. Ft.

2,226 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 and 1280 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.
1280 Douglas:	<u>2,226 Sq. Ft.</u>
Total:	15,468 Sq. Ft.

### AVAILABLE

Spring 2020

### NET RENT

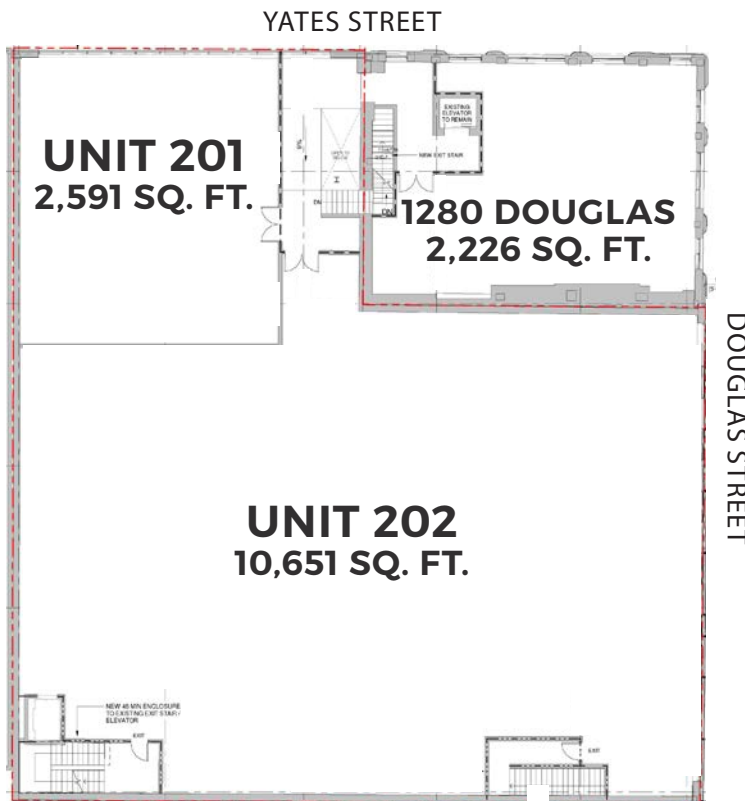
Starting at \$22.00 per Sq. Ft.

### ADDITIONAL RENT

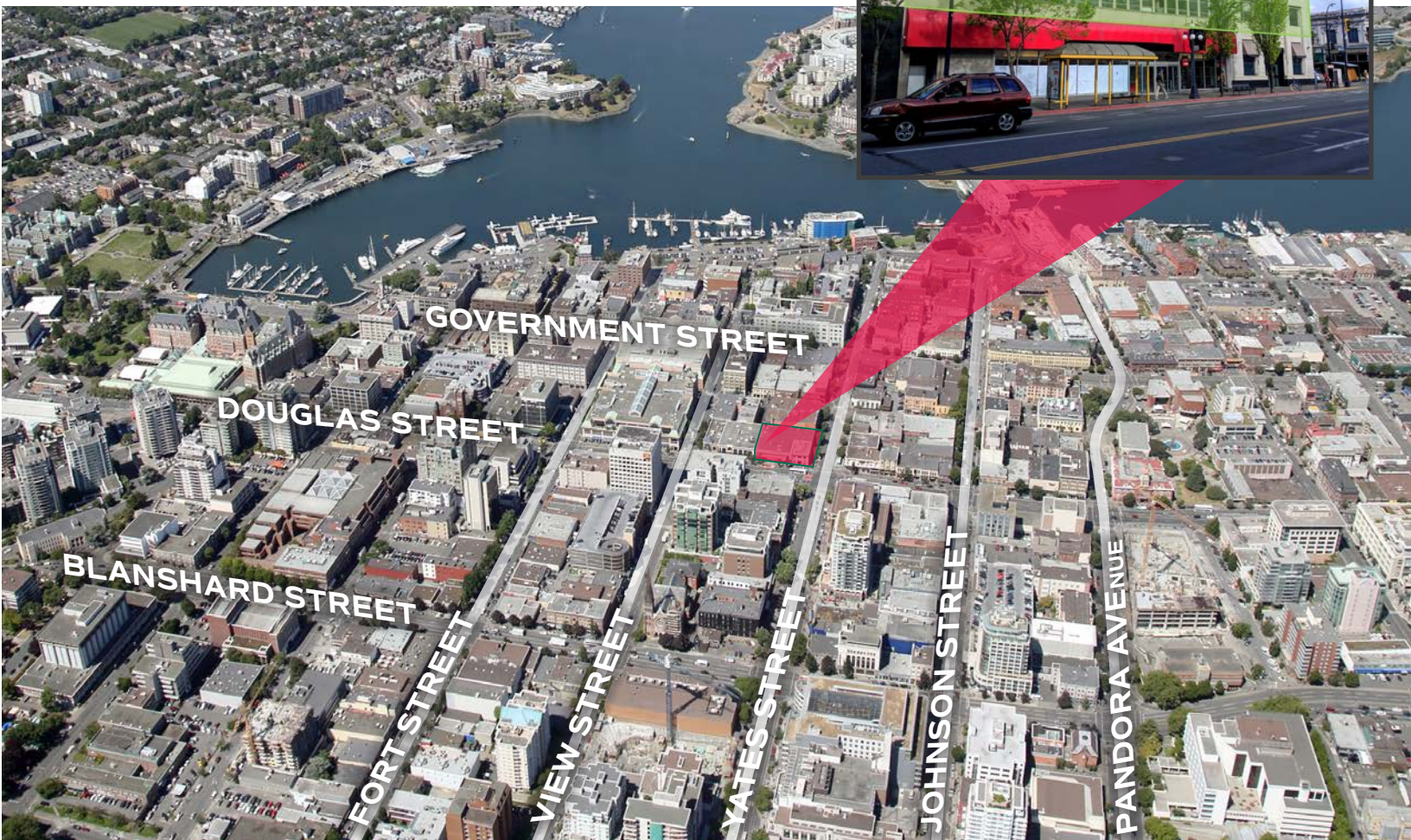
\$12.00 per Sq. Ft. (2020 Estimate)

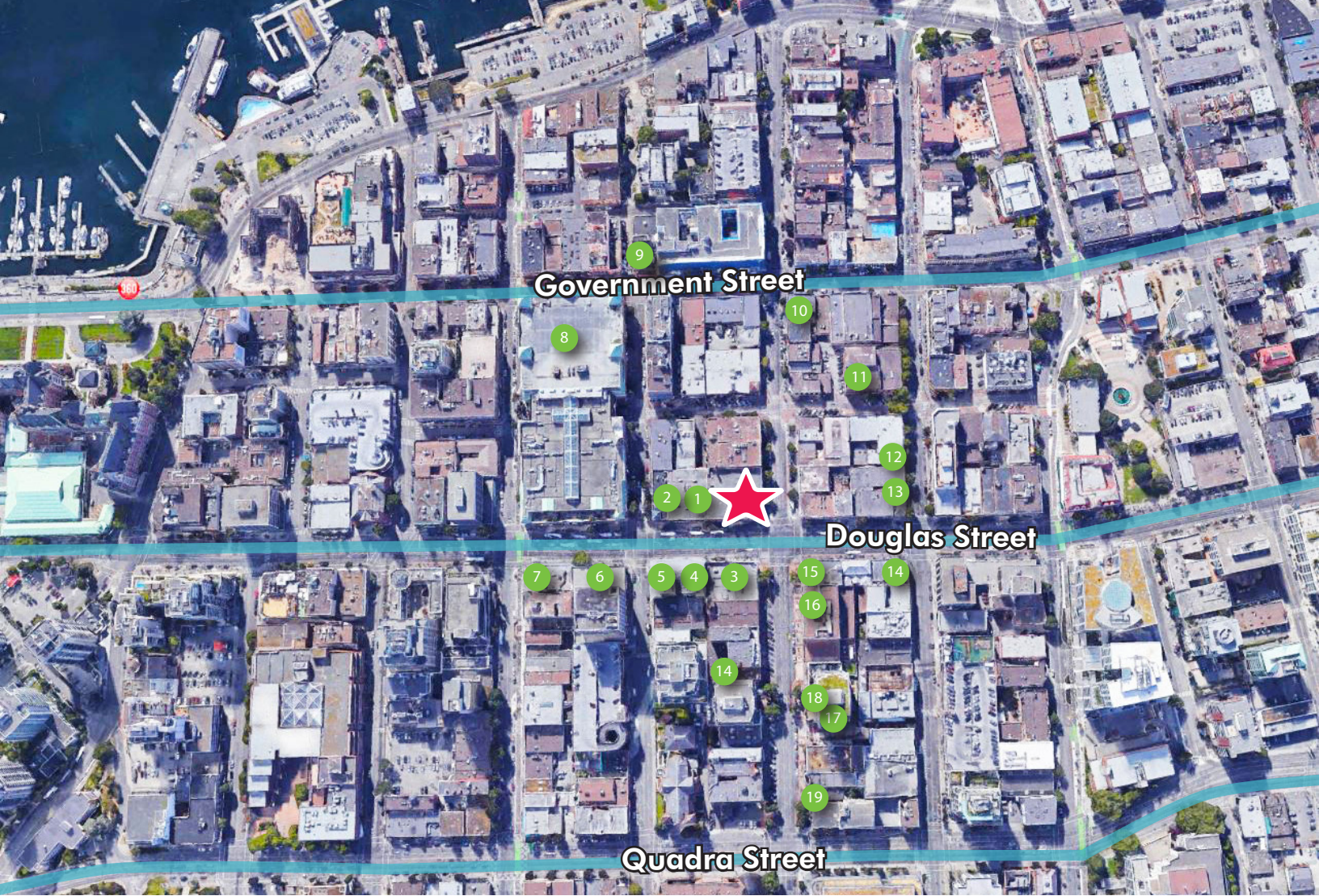


# Floor Plan



\*Potential demising 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 |

# Contact Us

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