

FOR LEASE

1222-1280 Douglas Street

VICTORIA, BC



Flexible Top Floor Office Space in Downtown Core

- ▶ Prime Downtown Location
- ▶ Well-suited for a variety of office and other commercial uses
- ▶ Ample natural light throughout
- ▶ Improvement allowance available to qualified tenants
- ▶ Landlord will demise space to suit tenants ideal footprint
- ▶ Transit hub at doorstep
- ▶ Excellent food, beverage, and personal service options nearby



The Opportunity

Excellent opportunity to lease build-to-suit space at the center of Downtown Victoria. The subject space will be serviced by a brand new Yates St lobby and can be divided by the Landlord to suit the tenant's ideal size requirement. The building's center-ice location allows for easy access to some of the best amenities the downtown core has to offer, including The Bay Center, Starbucks, Annex Fitness, Shopper's Drug Mart, Fol Epi, Agrius, Yates Street Taphouse, Cactus Club Café, McDonald's, and many 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

Immediately

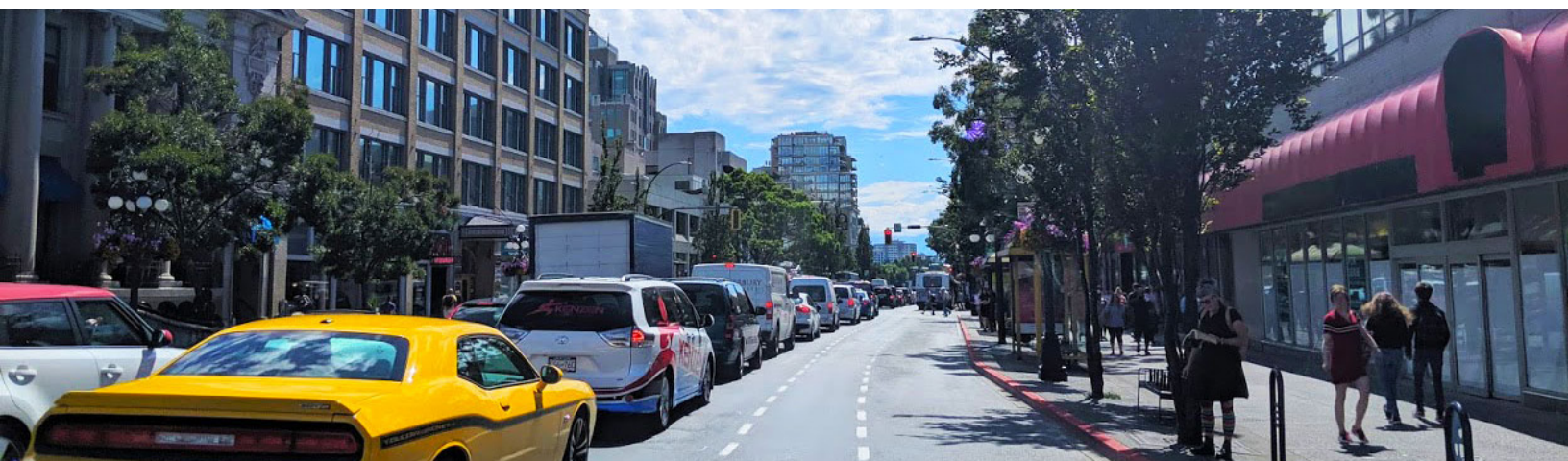
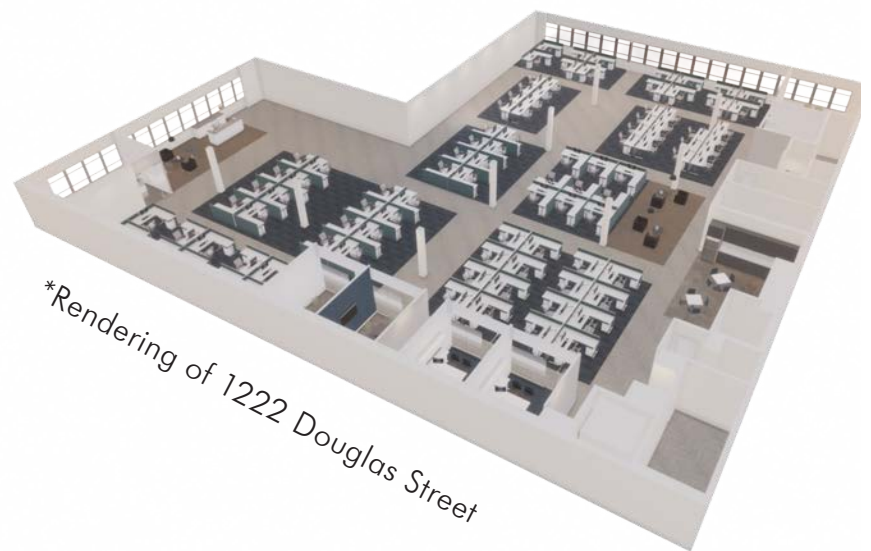
NET RENT

Contact Listing Agents

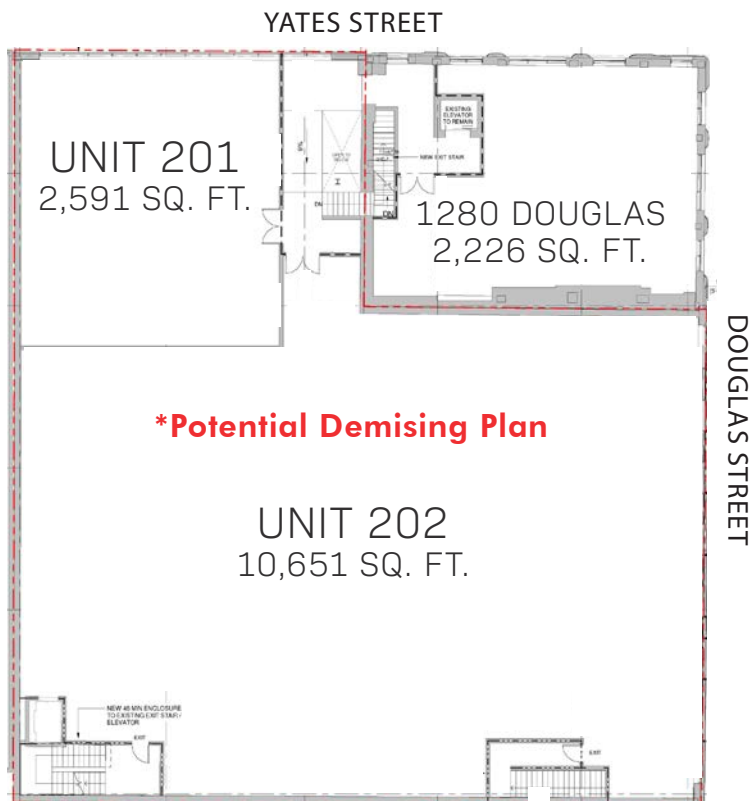
ADDITIONAL RENT

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

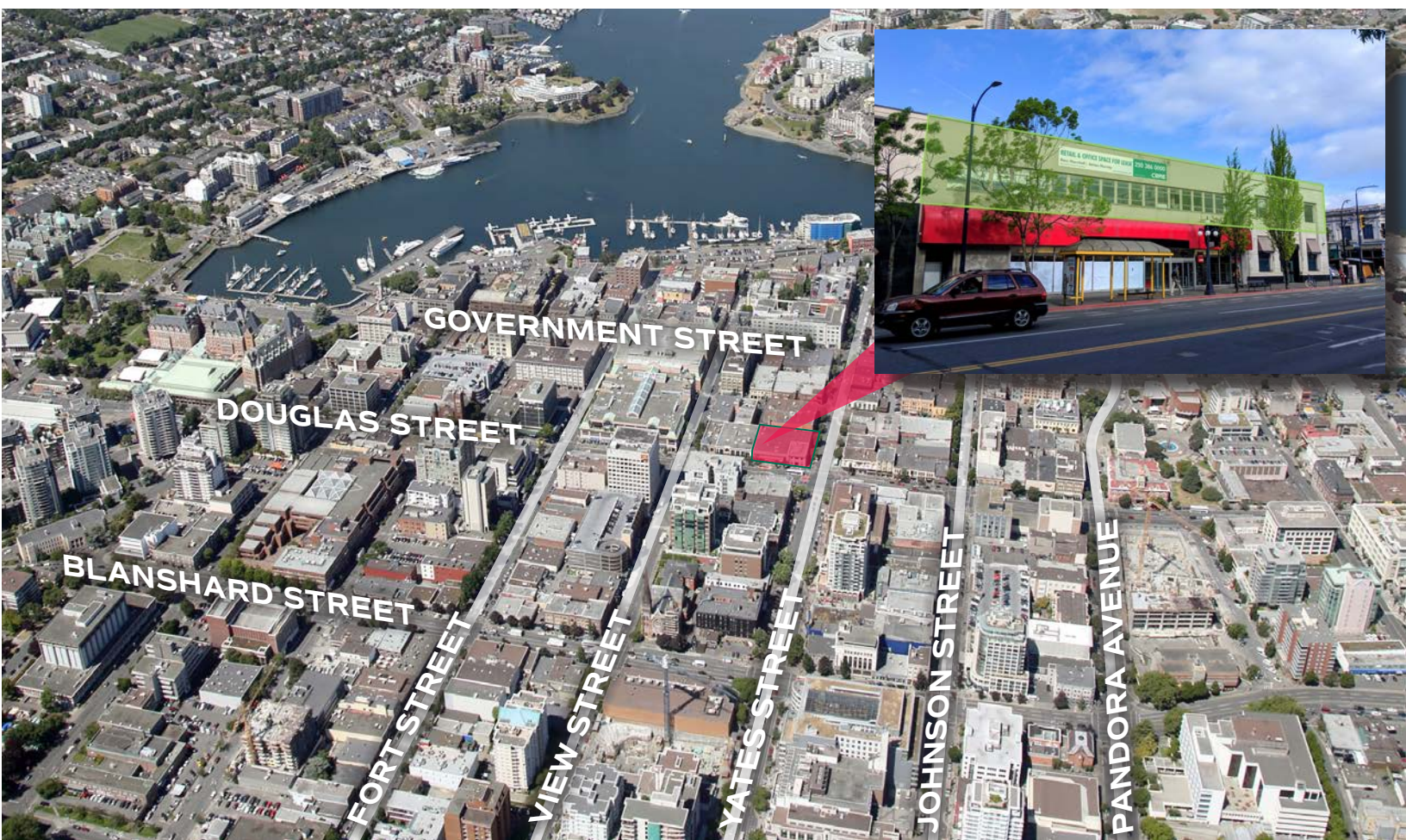
**Virtual Tour
Available
Contact Agent**

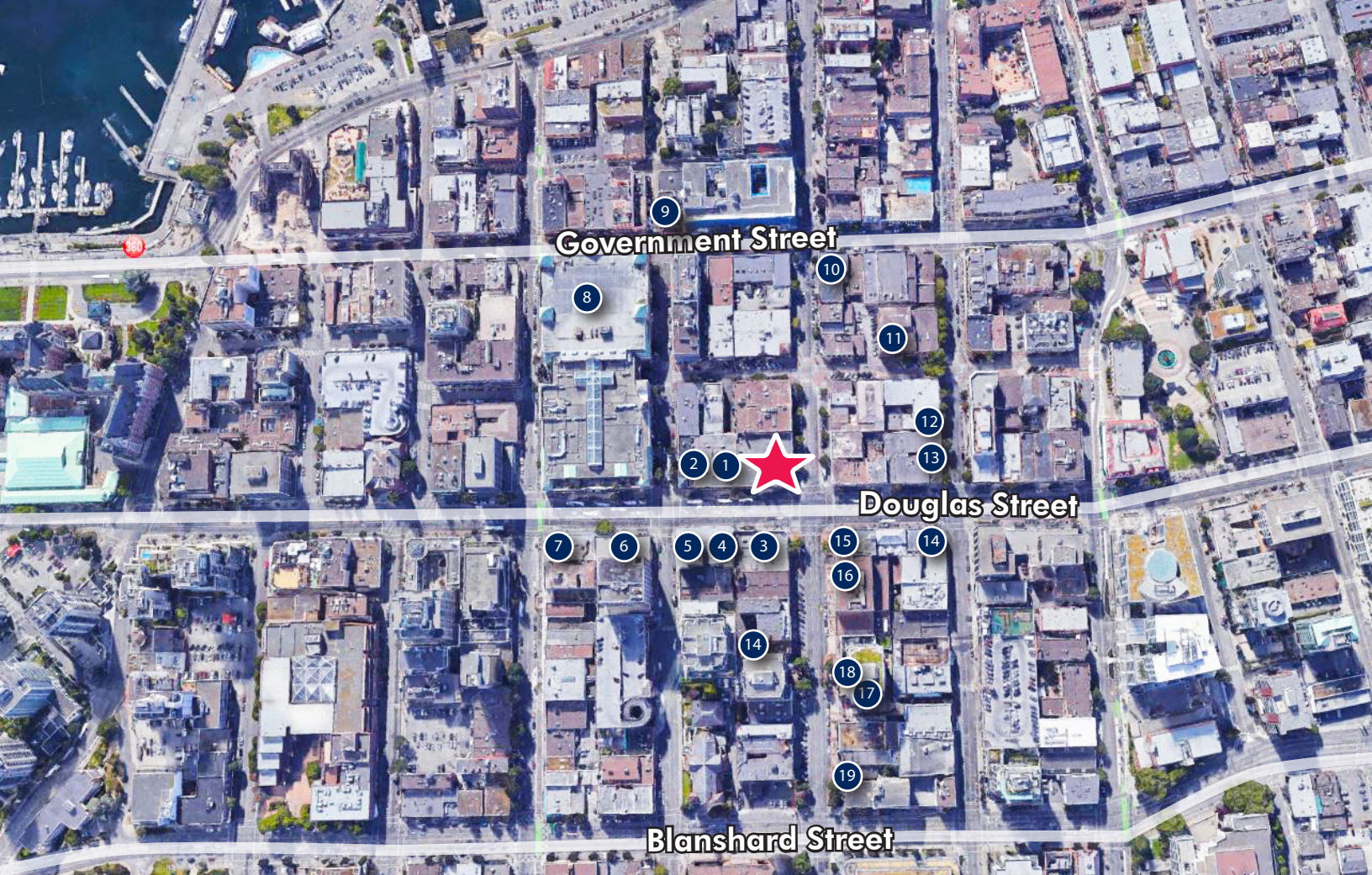


The Floor Plan

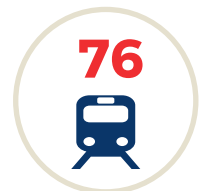


- Elevator access for all units
- New lobby accessible off Yates Street
- High ceilings throughout (13')
- Upgraded air conditioning in building
- Wheelchair accessible entry
- Shell condition space ready for tenant improvements
- Base building package available





Amenities



*Source: Walkscore.com

- | | | | |
|-------------------------|----------------------|---------------------|--------------------------|
| 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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