

FOR LEASE

3 FAN TAN ALLEY

CHARACTER OFFICE SPACE



CONTACT

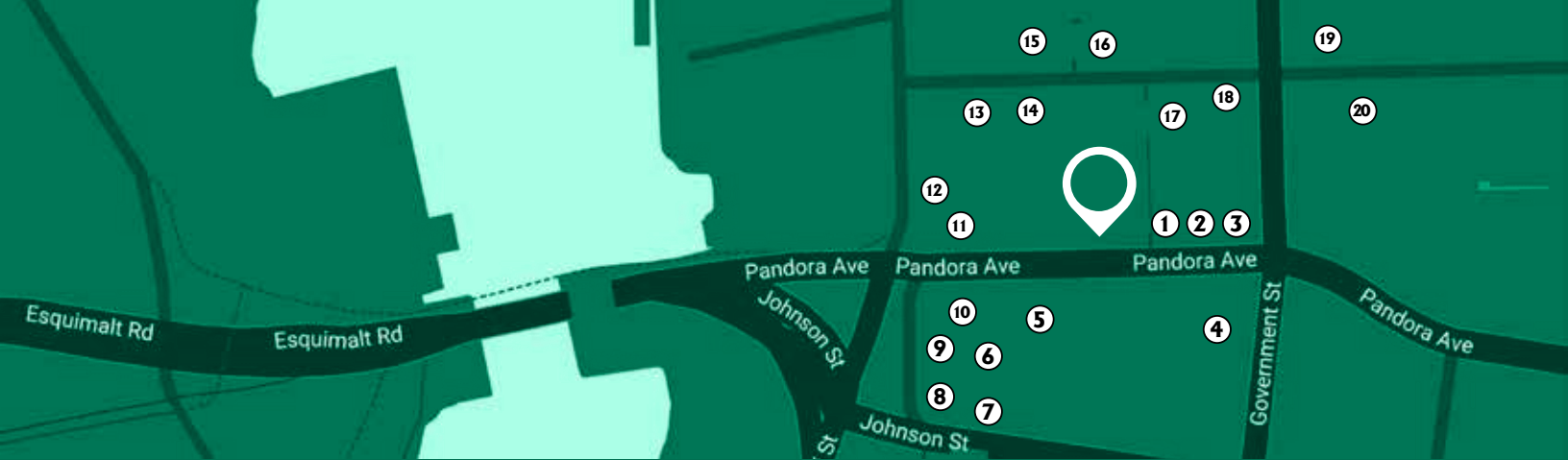
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CBRE



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|----------------------------|--------------------|-------------------------|--------------------|
| ① HABIT COFFEE | ⑦ GREEN CUISINE | ⑬ JUSU BAR | ⑲ QV CAFÉ & BAKERY |
| ② MO:LE | ⑧ CAFÉ MEXICO | ⑭ BEAN AROUND THE WORLD | ⑳ STARBUCKS |
| ③ VARSHA INDIAN KITCHEN | ⑨ FUEGO EATERY | ⑮ THE BUBBLE TEA PLACE | |
| ④ MOUNTAIN EQUIPMENT CO-OP | ⑩ THE DRAKE EATERY | ⑯ DON MEE | |
| ⑤ SHANZEE'S BISCUIT CAFÉ | ⑪ SWAN'S BREWPUB | ⑰ FAN TAN CAFÉ | |
| ⑥ WHISTLE BUOY BREWPUB | ⑫ THE VILLAGE | ⑱ SHIZEN SUSHI | |



HIGHLIGHTS

- EXPOSED BRICK & BEAM SPACE
- DIRECT ELEVATOR ACCESS
- COMMON SHOWER & WASHROOMS
- BRAND NEW KITCHENETTE
- PROXIMITY TO HIGH-QUALITY AMENITIES
- LARGE OPENING WINDOWS
- 24/7 FOB ACCESS FOR TENANTS
- HIGH CEILINGS

PROPERTY OVERVIEW

SIZE	2,054 SF
NET RENT	STARTING AT \$21.00 PSF
ADDITIONAL RENT	\$13.36 (2019 EST.)
AVAILABLE	IMMEDIATELY

OPPORTUNITY

To lease character office space in Downtown Victoria's historic Chinatown. The subject space benefits from brick & timber beam architecture, direct elevator access, a brand new kitchenette, and access to recently renovated washrooms. Tenants of 3 Fan Tan Alley also enjoy close proximity to a number of high-quality amenities, including Habit Coffee, Mo:Le, Varsha Indian Kitchen, Starbucks, The Drake Eatery, Swan's Brewpub, and more.