

FOR LEASE

OFFICE SPACE NEAR DOWNTOWN CORE



SUITE 203

821 Burdett Ave

Victoria, British Columbia

Office space only steps from
Victoria's Downtown Core

CONTACT

Nathaniel Simpson

Sales Associate
250 386 0001
nathaniel.simpson@cbre.com

James Murray

Leasing Representative
250 386 1225
james.murray@cbre.com

CBRE

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SUITE 203

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HIGHLIGHTS

- Brand new improvements
- Situated next to Downtown Core
- Located across from Provincial Courts of BC
- 6 private offices/meeting rooms
- Open work space
- Kitchenette
- Ample storage space
- Natural light throughout
- Opening windows throughout
- Free on-site parking included

➤ SIZE:	2,158 SF
➤ NET RENT:	\$9.50 PSF
➤ ADDITIONAL RENT:	\$10.02 PSF (EST.)
➤ AVAILABILITY:	With notice

OPPORTUNITY

Lease office space only steps from Victoria's Downtown Core. The subject space is a quiet professional office built-out with a mix of private offices/meeting areas and open work space. Due to its proximity to Downtown Victoria, the space is well-suited for a variety of office occupiers including professional services, technology, and more.

AMENITIES

- 1 SMITH'S BAR & RESTAURANT
- 2 THE STICKY WICKET BAR & RESTAURANT
- 3 BLENZ COFFEE
- 4 RBC
- 5 CACTUS CLUB CAFÉ
- 6 TIM HORTONS
- 7 VANCITY
- 8 LA TAQUERIA PINCHE TACO SHOP
- 9 MONK OFFICE
- 10 TACOFINO
- 11 SUBWAY
- 12 STARBUCKS
- 13 BE LOVE
- 14 DISCOVERY COFFEE
- 15 THE JAPANESE VILLAGE
- 16 BROWNS SOCIALHOUSE
- 17 10 ACRES
- 18 THE OLD SPAGHETTI FACTORY
- 19 TRE FANTASTICO
- 20 THE PARKSIDE HOTEL & SPA

