

# 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

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**CBRE**

# FOR LEASE

SUITE 203

**821 Burdett Ave**

Victoria, British Columbia



SIZE:

2,158 SF



NET RENT:

\$16.00 PSF



ADDITIONAL RENT:

\$10.02 PSF (EST.)

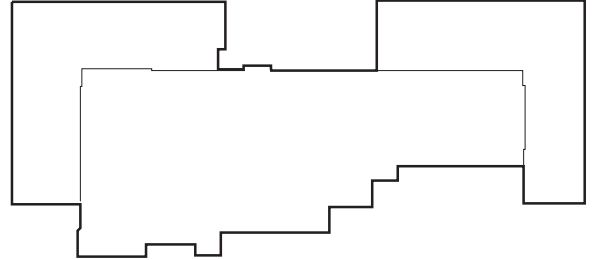


AVAILABILITY:

With notice

## HIGHLIGHTS

- Situated next to Downtown Core
- 6 private offices/meeting rooms
- Open work space
- Kitchenette
- Ample storage space
- Natural light throughout
- Opening windows throughout
- On-site parking available



## 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

