



FOR LEASE

1011 FORT ST

VICTORIA, BC



FULL FLOOR OFFICE OPPORTUNITIES

- ✓ FULL FLOOR WITH DIRECT ELEVATOR ACCESS
- ✓ PROXIMITY TO NUMEROUS FOOD & BEVERAGE OPTIONS
- ✓ AMPLE NATURAL LIGHT THROUGHOUT
- ✓ LOW OPERATING COSTS
- ✓ FREE STREET PARKING AT REAR OF BUILDING
- ✓ TENANT IMPROVEMENTS NEGOTIABLE

CONTACT

JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225
james.murray@cbre.com

NATHANIEL SIMPSON

Sales Associate
Brokerage Services

250 386 0001
nathaniel.simpson@cbre.com

CBRE

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RARE CHANCE TO LEASE FULL FLOOR OFFICE SPACE JUST STEPS FROM THE DOWNTOWN CORE

1011 Fort is situated between Victoria's Downtown Core and Rockland, with a variety of high-quality local food & beverage operations within immediate proximity.

AVAILABLE SPACE:

Suite 200	1,891 SF
Suite 301	1,184 SF
Suite 302	959 SF

*301 and 302 can be combined for a full floor of 2,143 SF

NET RENT: \$22.00 per sq. ft.

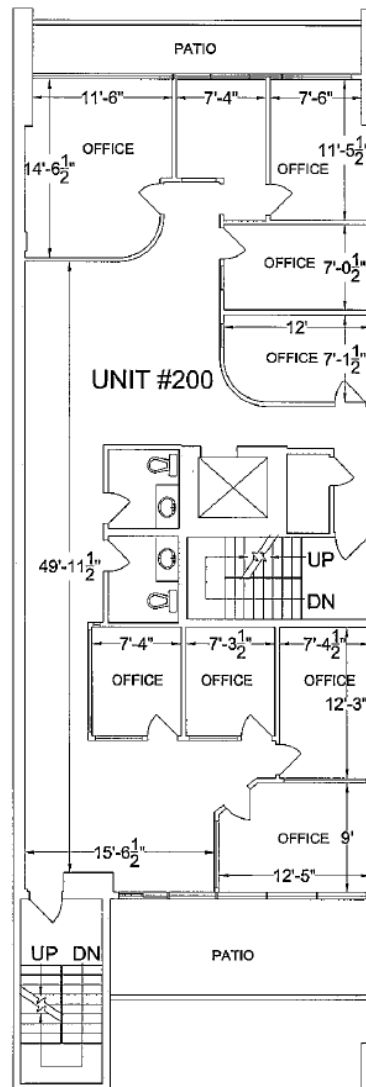
ADDITIONAL RENT: \$8.00 per sq. ft.

AVAILABILITY: July 1, 2020

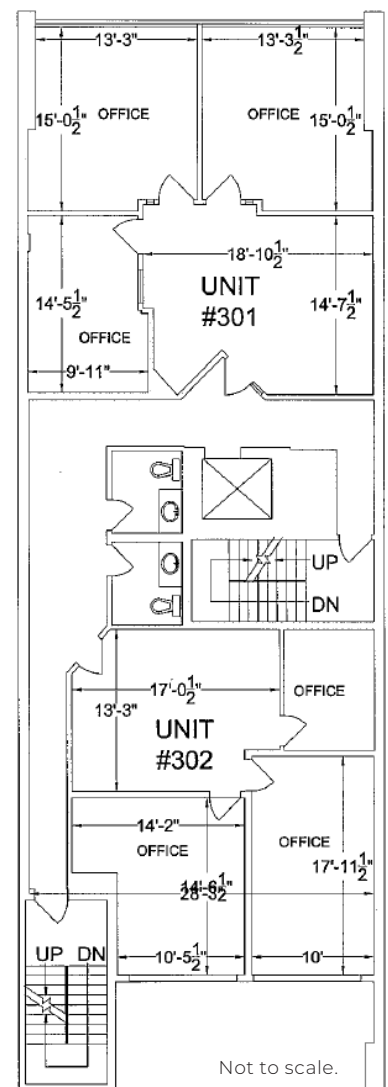
FEATURES

- Additional Rent includes utilities
- Air conditioned throughout
- Dedicated washrooms on each floor
- 2nd Floor patios at front and rear

2ND FLOOR



3RD FLOOR



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CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4
www.cbrevictoria.com

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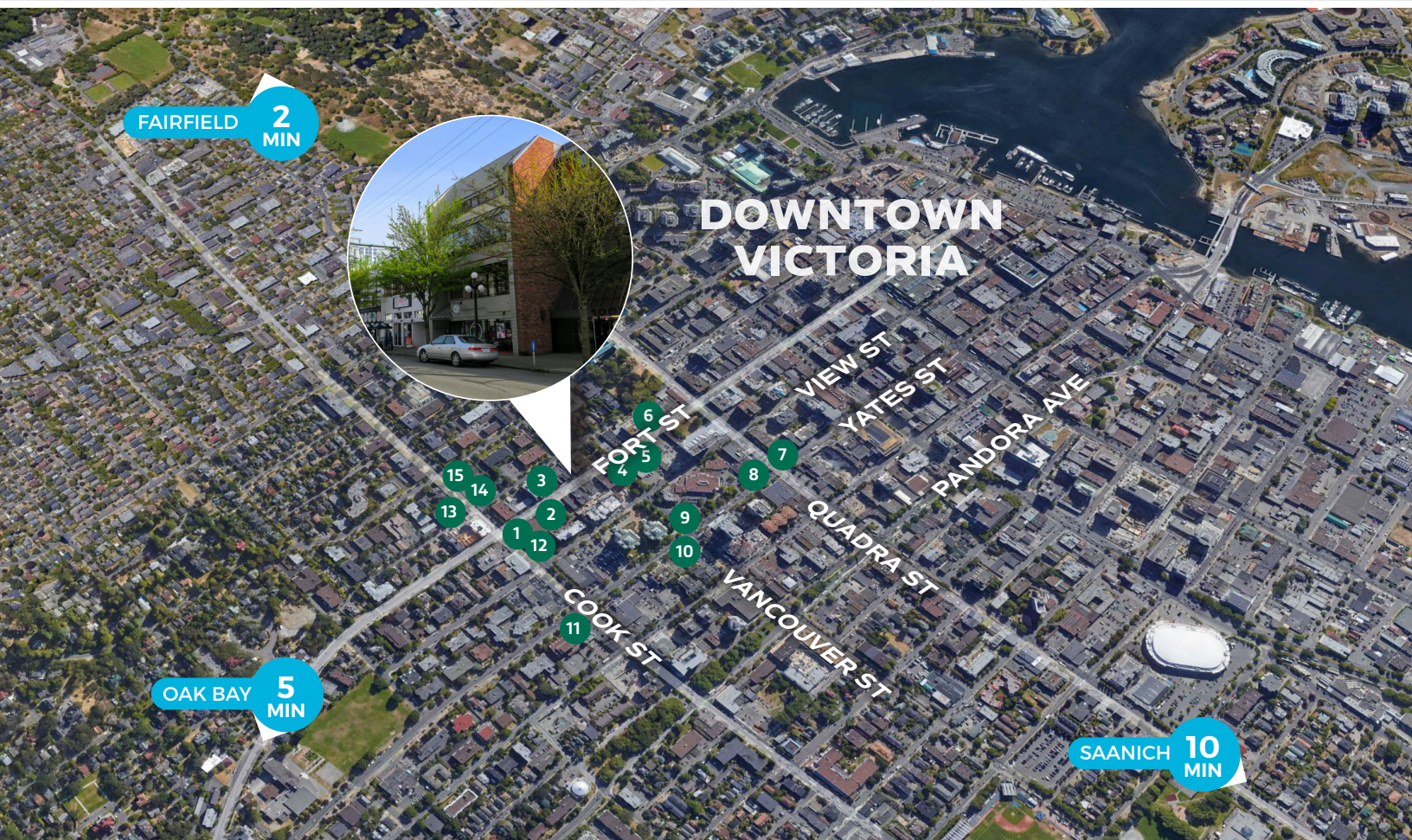
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AMENITIES NEARBY

- | | | |
|--------------|------------------------|-------------------------------|
| 1 Subway | 6 Blue Fox Café | 11 Ithaka Greek |
| 2 Sally Bun | 7 Starbucks | 12 Pluto's |
| 3 Picnic Too | 8 Market on Yates | 13 Wong Bro's Market |
| 4 Café Brio | 9 Bin 4 Burger Lounge | 14 Bubby Rose's Bakery & Café |
| 5 Sen Zushi | 10 Moxie's Grill & Bar | 15 My Thai Café |



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