

FOR LEASE

#600

3 FAN TAN ALLEY

Victoria, BC



**VIRTUAL
TOUR**
AVAILABLE

BOUTIQUE OFFICE SPACE WITH PRIVATE PATIO

- \ EXCELLENT NATURAL LIGHT THROUGHOUT
- \ DIRECT ELEVATOR ACCESS TO SPACE
- \ LARGE PRIVATE PATIO FACING PANDORA AVE
- \ RECENTLY IMPROVED SPACE
- \ CENTRAL LOCATION IN DOWNTOWN CORE
- \ CLOSE TO MANY HIGH-QUALITY FOOD/BEVERAGE OPTIONS

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CBRE

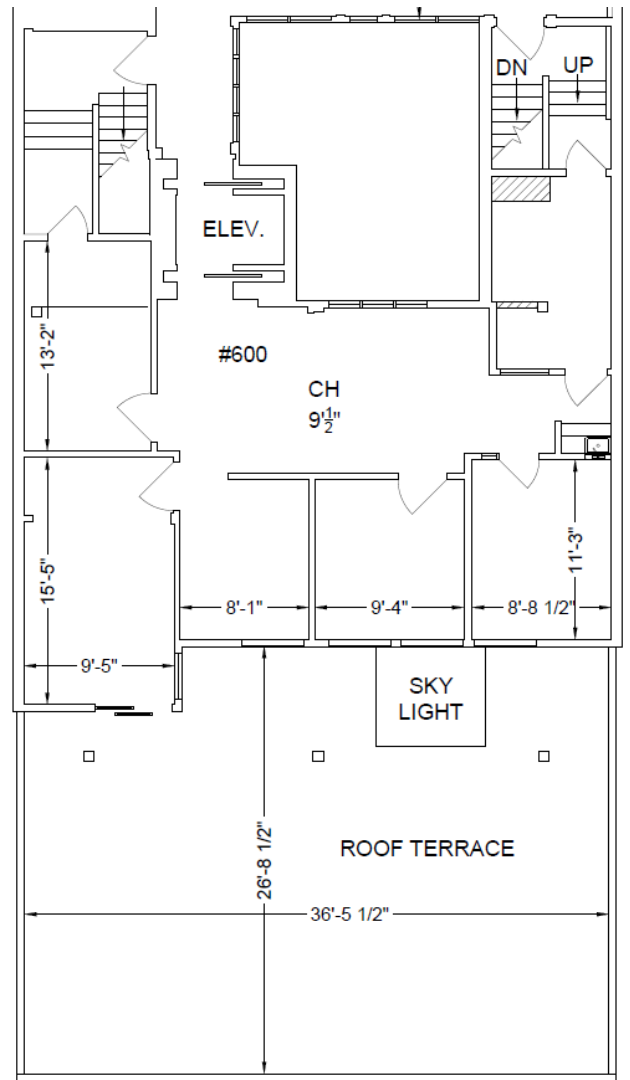
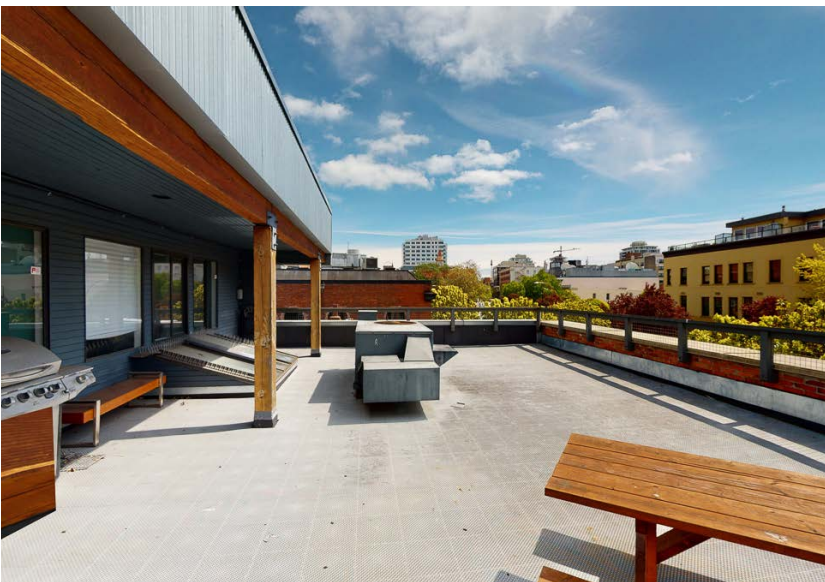
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#600, 3 FAN TAN ALLEY VICTORIA, BC

SIZE:	989 SF
NET RENT:	Negotiable
ADDITIONAL RENT:	\$13.36 PSF (estimated)
AVAILABILITY:	Immediately

THE OPPORTUNITY

Boutique office space in a character-rich heritage building on historic Fan Tan Alley. Located on the southern edge of Chinatown in Downtown Victoria's Old Town, the subject space benefits from excellent natural light via large south-facing windows as well as a large private deck facing Pandora Avenue. With some of Victoria's best restaurants, cafes, and bars nearby, this space is perfect for a wide variety of office occupiers.



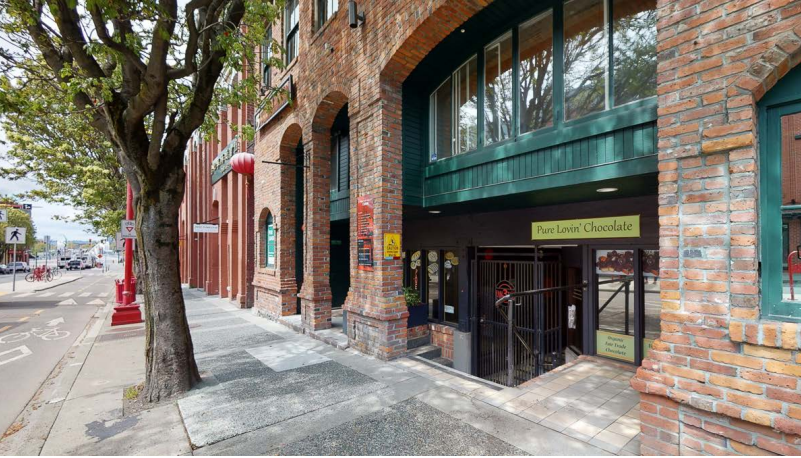
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#600, 3 FAN TAN ALLEY

VICTORIA, BC

**BOUTIQUE OFFICE SPACE
WITH PRIVATE PATIO**



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

CBRE

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