



**FOR LEASE**  
**852**  
**FORT ST**  
**VICTORIA, BC**

# **IMPROVED OFFICE SPACE IN THE JOSEPH BUILDING**

- MOVE-IN-READY SPACE IN WELL-MAINTAINED BUILDING
- CLOSE TO NUMEROUS AMENITIES
- LARGE WINDOWS WITH AMPLE NATURAL LIGHT
- PARKING AVAILABLE AT MARKET RATES
- SECURE BIKE STORAGE
- ACCESSIBLE WASHROOMS ON EACH FLOOR
- AIR CONDITIONING THROUGHOUT EACH UNIT
- UPGRADED LOBBY AND COMMON AREAS

## **CONTACT**

**NATHANIEL SIMPSON**

Sales Associate  
Brokerage Services

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**CBRE**

# FOR LEASE

**SUITE 200**  
**852 FORT ST**  
VICTORIA, BC

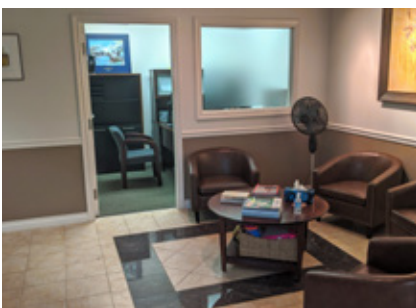
**IMPROVED OFFICE SPACE  
IN THE JOSEPH BUILDING**

**SIZE:** Suite 200 - 1,295 SF with 425 SF private deck  
~~Suite 302~~ **LEASED!**

**NET RENT\*:** \$19.50 PSF  
\*net rent only charged on office space

**ADDITIONAL RENT:** \$12.75 PSF (2021 est.)

**AVAILABILITY:** With Notice



## THE OPPORTUNITY

Fantastic location in Victoria's downtown core. The subject spaces are improved with a mix of private offices, meeting rooms and open-concept workspaces. Additionally, both units benefit from ample natural light throughout, views of Fort St and the beautiful interior courtyard, and a professional atmosphere.

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# CBRE

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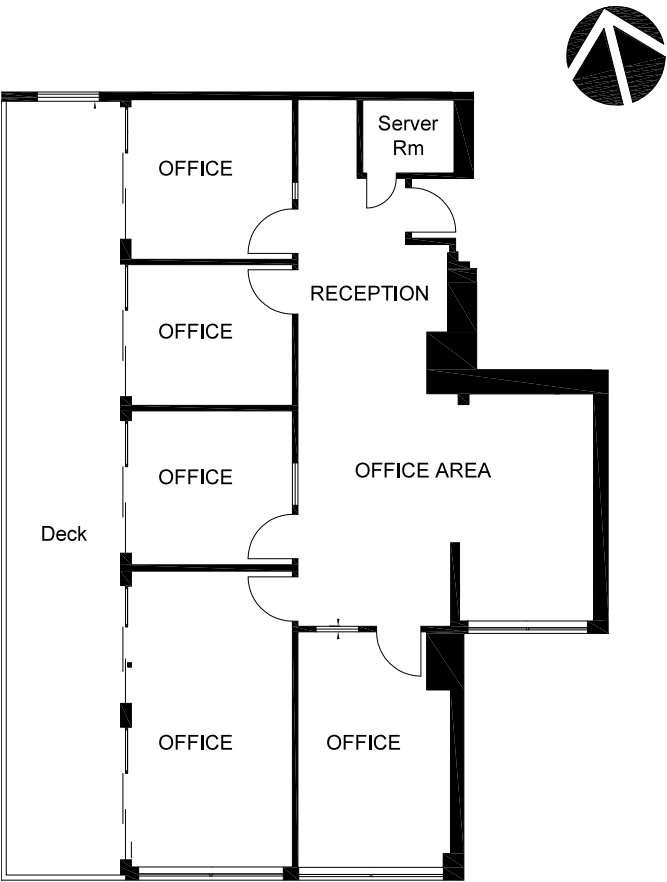
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SUITE 200  
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IMPROVED OFFICE SPACE  
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FLOOR PLAN SUITE 200

FLOOR PLAN SUITE 302



Floor plans are not to scale.

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# FOR LEASE

**SUITE 200**

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VICTORIA, BC

# IMPROVED OFFICE SPACE

**IN THE JOSEPH BUILDING**

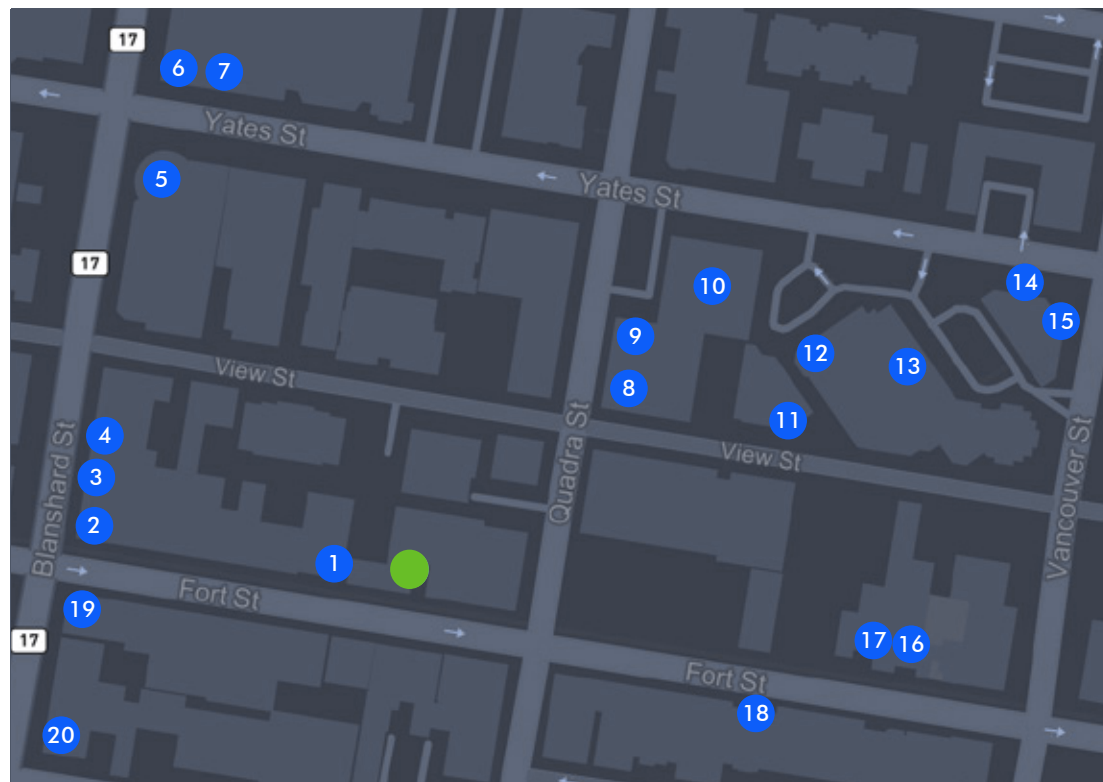
## THE LOCATION

The subject property is located in the Downtown Victoria precinct known as "Fabulous Fort". Situated between Quadra and Blanshard Streets, this desirable location is noted for being surrounded by many boutiques, unique shops, restaurants, cafes and professional offices. It also borders Victoria's Harris Green Village that serves as one of the city's commercial and social hubs. The amenities nearby include the Market on Yates, London Drugs, Bin4 Burger Lounge as well as a variety of other restaurants, cafes and specialty shops.

● Subject

### AMENITIES

- 1 Refuge Taproom
- 2 Subway
- 3 Shiki Sushi
- 4 Baan Thai
- 5 Capitol 6 Theatre
- 6 Habit Coffee
- 7 Zambri's
- 8 Restaurante La Tortilla Mexicana
- 9 Sakura Sushi
- 10 Market on Yates
- 11 Liquor Express
- 12 COBS Bread
- 13 London Drugs
- 14 Dolce Vita Yates Espresso Bar
- 15 Bin 4 Burger Lounge
- 16 Cafe Brio
- 17 Sen Zushi
- 18 Blue Fox Cafe
- 19 Starbucks
- 20 Discovery Coffee



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