

FOR LEASE

ABSTRACT SUPPORTS LOCAL BUSINESS 6 MONTHS OF FREE RENT



PRIME RETAIL/OFFICE SPACE IN NEW DEVELOPMENT

1101-1109 Fort Street | Victoria, BC

- \ High exposure corner
- \ Excellent year-round traffic
- \ Brand new space
- \ Prominent signage opportunity
- \ Ample frontage with new glazing
- \ On-site parking available
- \ Base building work included
- \ Grade-level loading on Meares St



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CBRE

THE OPPORTUNITY

Lease brand new retail/office space at Abstract Developments' Black & White, situated at the high-traffic corner of Fort St and Cook St in Victoria. All units benefit from excellent exposure along two of Victoria's most high-traffic commuter corridors as well as proximity to numerous thriving businesses. Being nestled between Victoria's Downtown Core and some of the city's most affluent neighbourhoods, including Rockland and Fairfield, Black & White receives consistent traffic counts year-round for both vehicles and pedestrians.

THE DETAILS

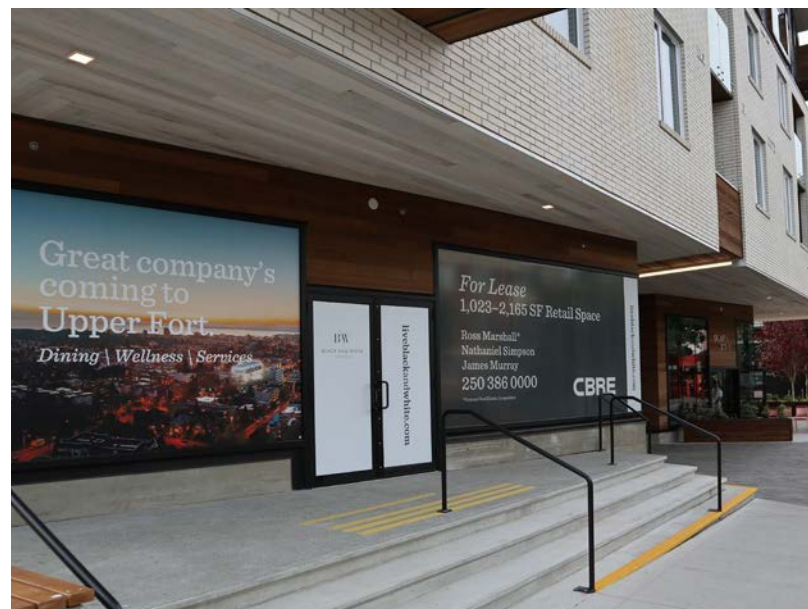
Address	Size	Net Rent	Additional Rent	Availability
1107 Fort St	1,023 SF*	\$29.00 PSF	\$16.15 PSF (2020 EST.)	Immediately
1109 Fort St	1,142 SF*	\$29.00 PSF	\$16.15 PSF (2020 EST.)	Immediately

*Units can be combined for a total of 2,165 SF

***6 MONTHS OF FREE RENT**

ABOUT THE DEVELOPER

Abstract Developments is an award winning development company comprised of experienced construction, design and project management professionals, along with some of the city's most seasoned staff. With over 25 successful residential and mixed-use developments under construction/ complete, Abstract has focused on shaping Victoria's landscape and creating spaces that will serve people in Victoria for today, tomorrow and generations to come.



\$5,000 BONUS TO LOCAL BUSINESS OWNERS WHO REFER A TENANT

JOIN THESE PROMINENT LOCAL BUSINESSES!

1 Bear & Joey

Bear & Joey's menu is inspired by café experiences found in Sydney and Melbourne, Australia, and offers a range of nutritious offerings, with an emphasis on gluten-free, vegetarian and vegan options.

2 Beauty Bar - To Be Announced

Coming soon - renowned beauty bar offering services including manicures, pedicures, waxing, lash services, threading, and lasering.

3 Hydrate IV Wellness Centre



Hydrate IV provides full naturopathic care such as dietary therapy, acupuncture, prolotherapy, functional medical testing, botanical medicine, and nutraceuticals.

Owner of Bear & Joey - Peter Wood



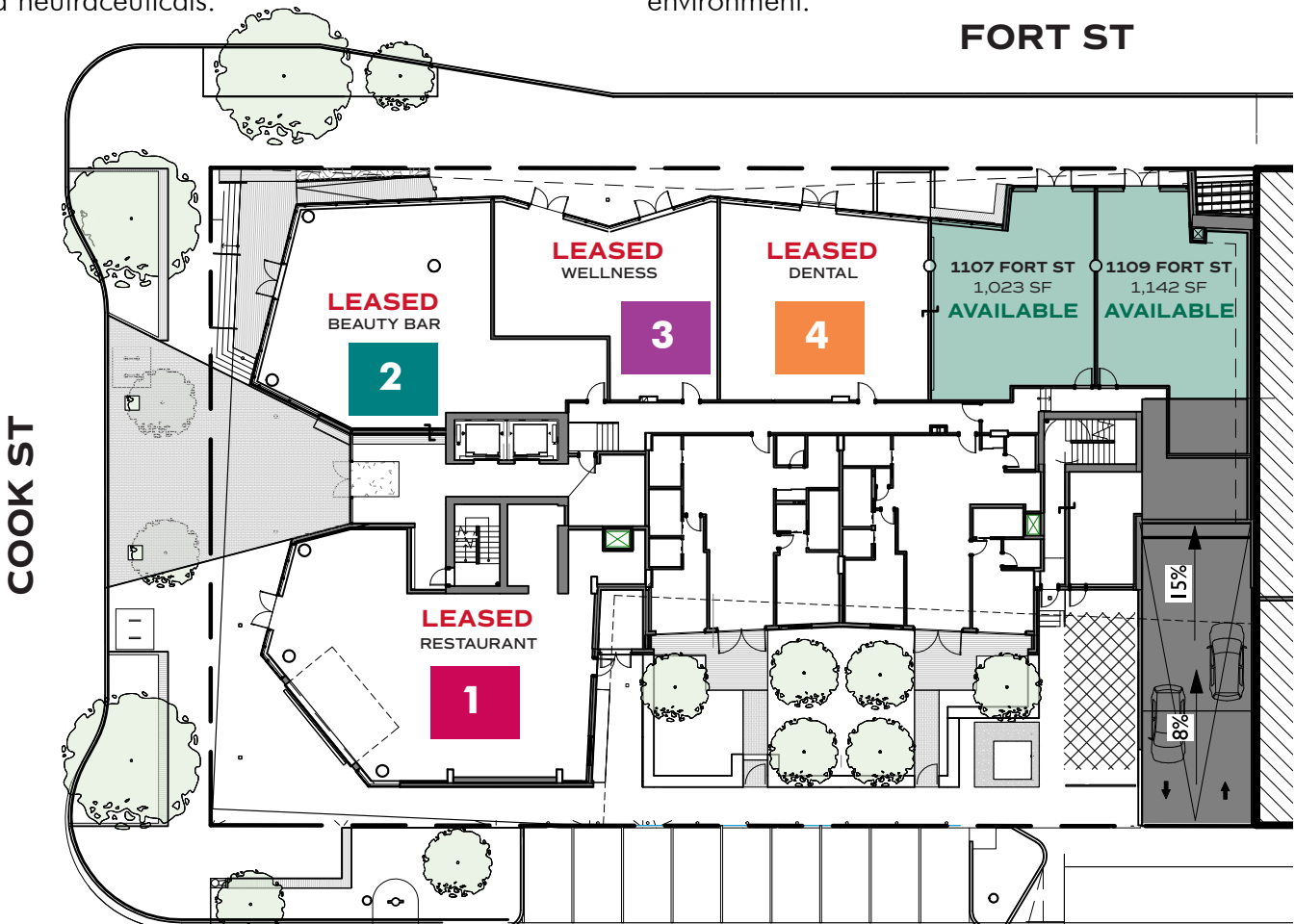
After looking at over 20 sites for our cafe, I was pleased to finally come across "Black & White" by Abstract Developments. What drew me to the building apart from location was the innovative design and strong street presence. Whilst edgy and contemporary, the building suits the neighbourhood perfectly. The many small details set this building apart, and feel its design will be admired for years to come. Although a lengthy process, the lease negotiation was straightforward and facilitated by wonderful brokers. As the project was slightly larger than anticipated, financial assistance from Abstract in the form of a generous TI made the project possible. Global Pandemics are not a usual occurrence, so when recent events forced a substantial change to our business model, Abstract were more than happy to help find a solution. With some tweaking, we were able to reach a plan that would help us get us through this challenging time. I look forward to working with them again in the future when we are ready to expand!



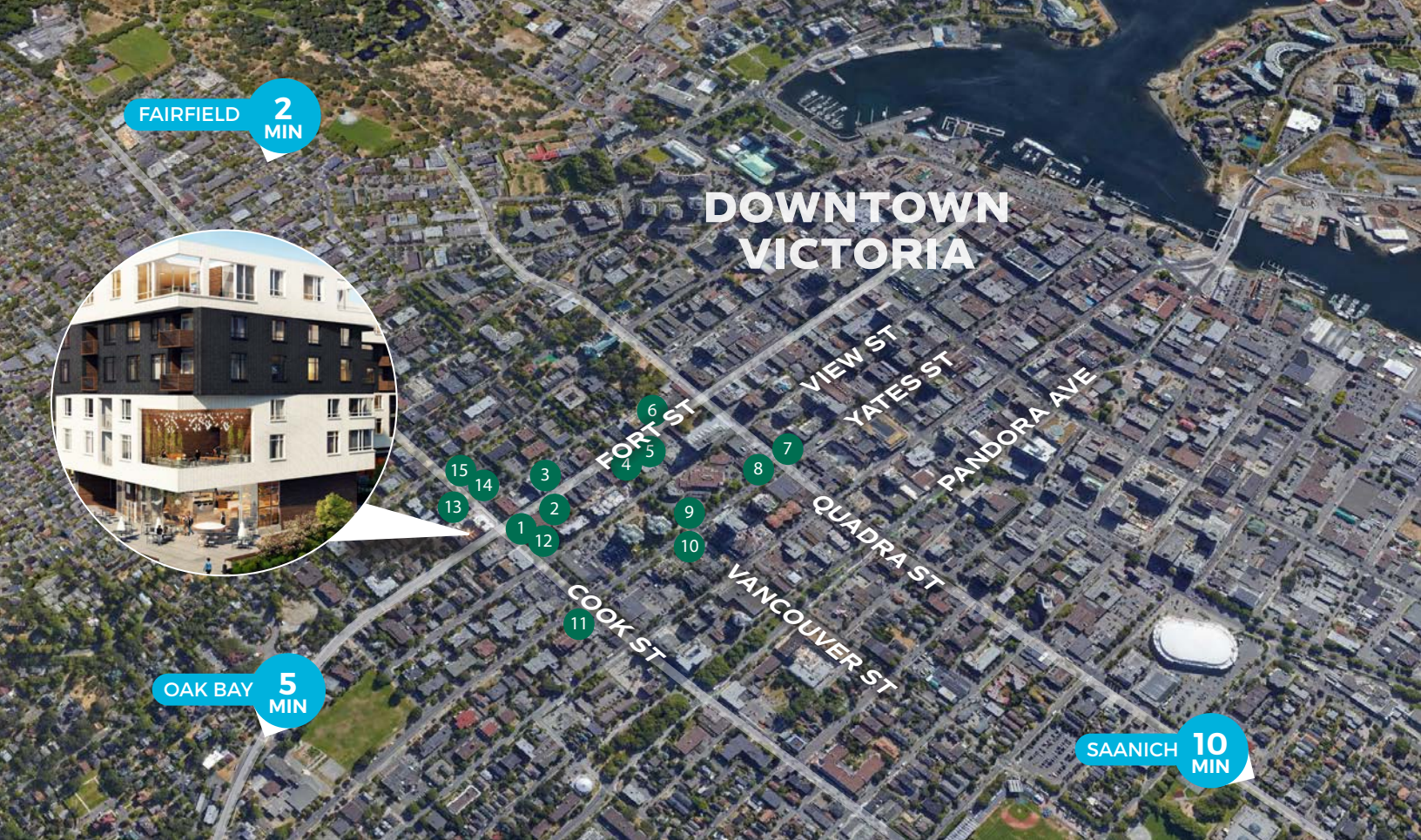
4 Viva Dental



Viva Dental's goal is to provide our patients with long-term dental comfort, function, beauty and health in a comfortable, caring environment.



Not to scale.



DOWNTOWN VICTORIA



NEARBY AMENITIES

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