

FOR LEASE

#202 3 FAN TAN ALLEY

Victoria, BC



BOUTIQUE OFFICE SPACE IN DOWNTOWN VICTORIA

- \ MOVE-IN-READY OFFICE IN DOWNTOWN VICTORIA
- \ BUILT-OUT WITH TWO SEPARATE WORK AREAS
- \ PRIVATE CALL ROOM WITHIN SUITE
- \ BRICK & BEAM ARCHITECTURE
- \ ACCESS TO MULTI-STALL WASHROOMS AND A SHOWER
- \ PROXIMITY TO NUMEROUS POPULAR CAFES, RESTAURANTS, AND PUBS

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CBRE

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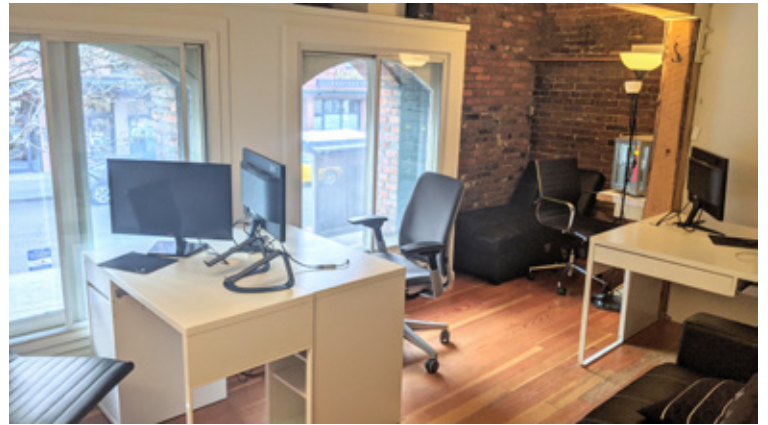
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SIZE: 613 SF
NET RENT: \$1,430 monthly
ADDITIONAL RENT: \$689 monthly (2021 est.)
AVAILABLE: Immediately

THE OPPORTUNITY

Unique chance to lease turn-key boutique office space in Downtown Victoria's Old Town. The subject space receives excellent natural light throughout and is well-suited for a wide variety of small-format office uses. Nearby businesses include The Drake Eatery, Virtuous Pie, SpinCo, Habit Café, Varsha Indian, The Village, Café Mexico, and more!



CBRE

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

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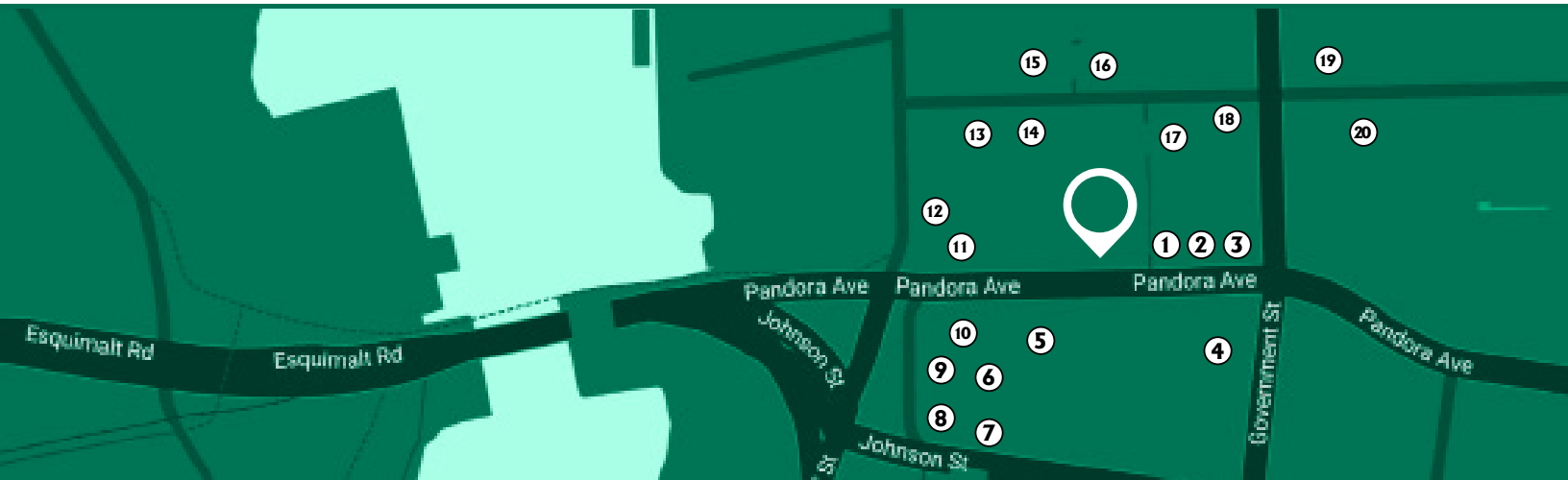
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VICTORIA, BC

BOUTIQUE OFFICE SPACE
IN DOWNTOWN VICTORIA



- | | | | |
|----------------------------|---------------------|--------------------------|---------------------|
| 1 HABIT COFFEE | 7 GREEN CUISINE | 13 JUSU BAR | 19 QV CAFÉ & BAKERY |
| 2 MO:LÉ | 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 | |



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