

# FOR LEASE

# CBRE

## 650 - 658 VIEW STREET

VICTORIA, BC



## 1,500 - 6,537 SF

### RETAIL / OFFICE SPACE AT CENTRE OF DOWNTOWN CORE

- \ CENTRAL LOCATION IN DOWNTOWN VICTORIA
- \ OVER 70 FT OF RETAIL FRONTAGE WITH EXTENSIVE GLAZING
- \ PROXIMITY TO A WIDE VARIETY OF SUCCESSFUL BUSINESSES
- \ 15' HIGH CEILINGS THROUGHOUT
- \ BONUS MEZZANINE OFFICE INCLUDED WITH 658 VIEW ST
- \ STORAGE SPACE AVAILABLE
- \ ACCESS TO COMMON WASHROOMS

**JAMES MURRAY**

Sales Representative  
Brokerage Services

250 385 1225

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**NATHANIEL SIMPSON**

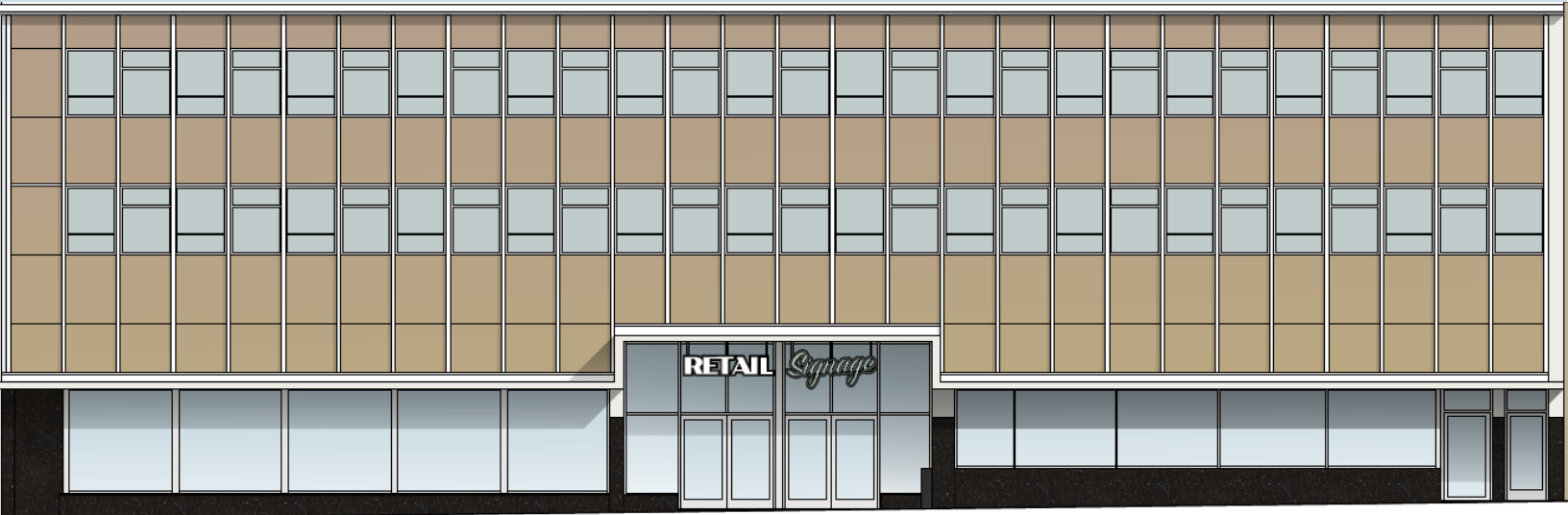
Sales Associate  
Brokerage Services

250 386 0001

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## 650 - 658 VIEW STREET VICTORIA, BC



RENDERING OF RENOVATED STOREFRONT

### THE OPPORTUNITY

Affordable ground-level space at the center of Victoria's downtown core. The subject spaces are well-suited to a wide variety of occupiers including, but not limited to, professional services, personal services, retail, food and beverage, recreation, fitness, wellness, and medical offices. Nearby businesses include: The Bay Centre, McDonald's, Irish Times Pub, Starbucks, Azuma Sushi, Shoppers Drug Mart and more!

### AVAILABLE AREA

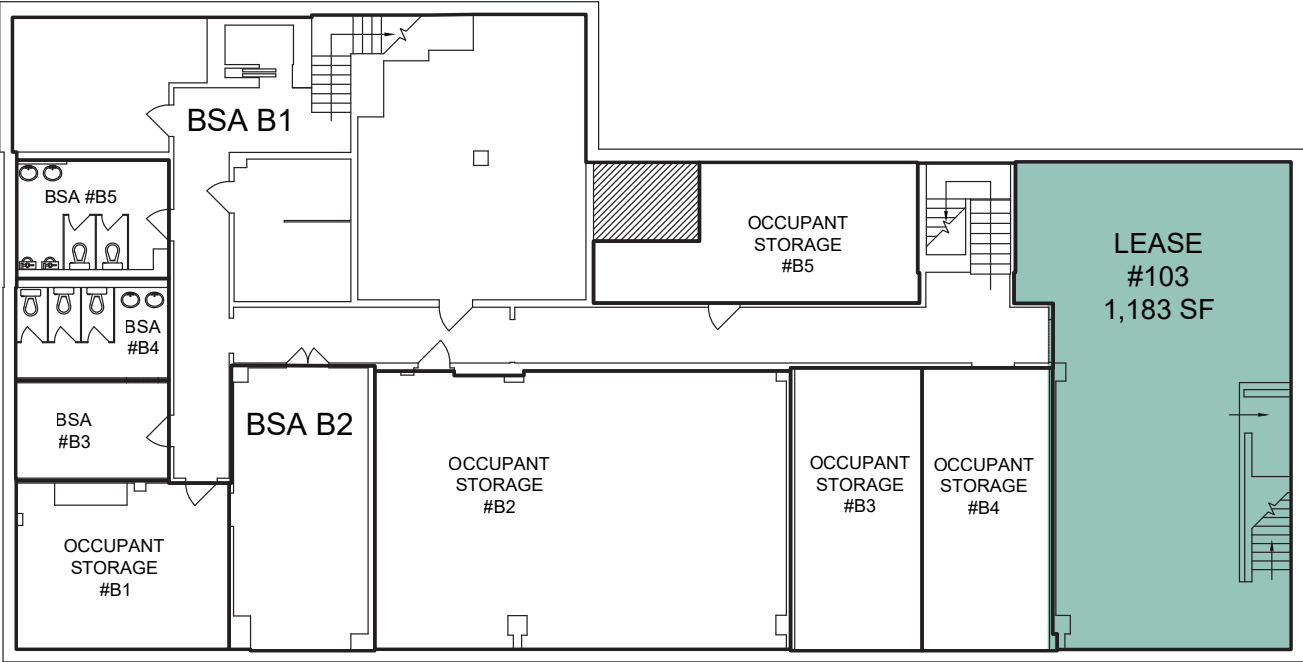
<b>SIZE:</b>	1,500 - 6,537 SF*
<b>NET RENT:</b>	From \$22.00 PSF
<b>ADDITIONAL RENT:</b>	\$11.67 PSF (2021 est.)
<b>MONTHLY ESTIMATE:</b>	From \$4,209

\*See floor plan for example of demising plan.

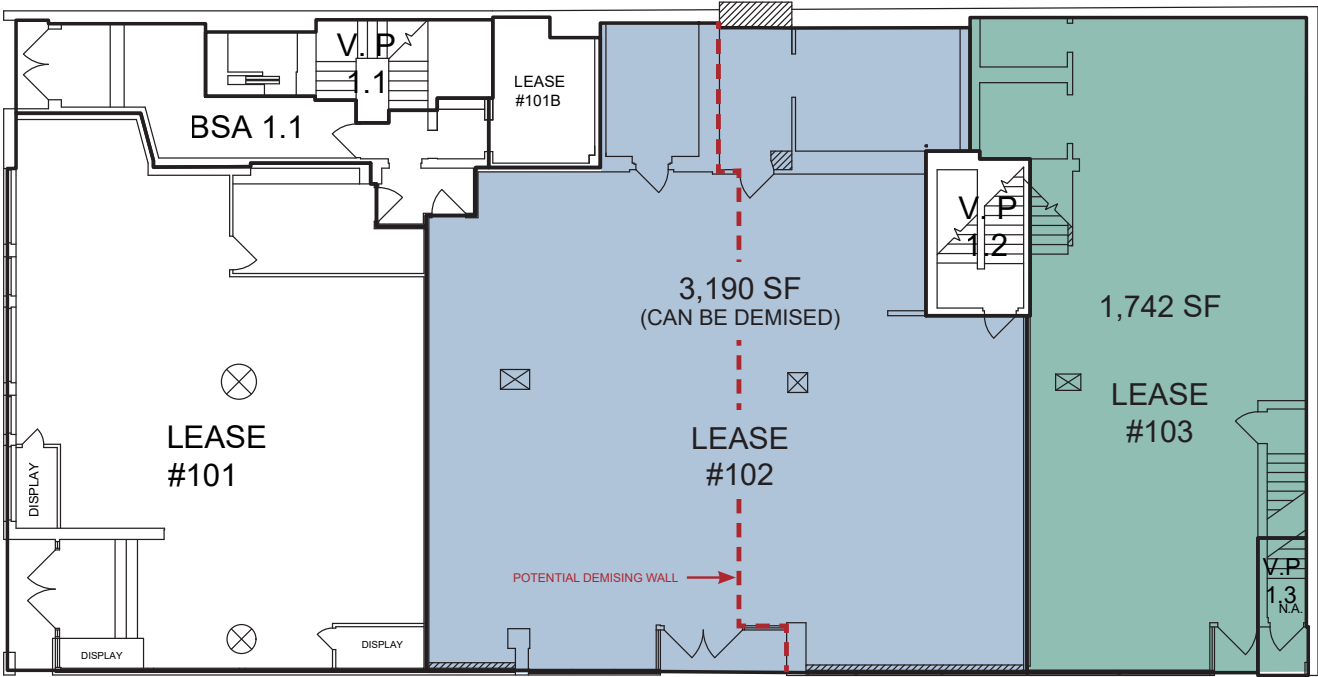
**6 MONTHS FREE BASIC RENT**



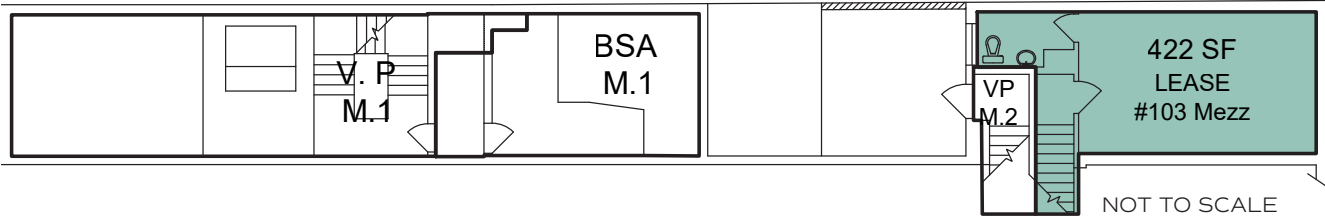
LOWER LEVEL



GROUND



MEZZANINE





# FOR LEASE

RETAIL/OFFICE SPACE AT  
CENTRE OF DOWNTOWN CORE

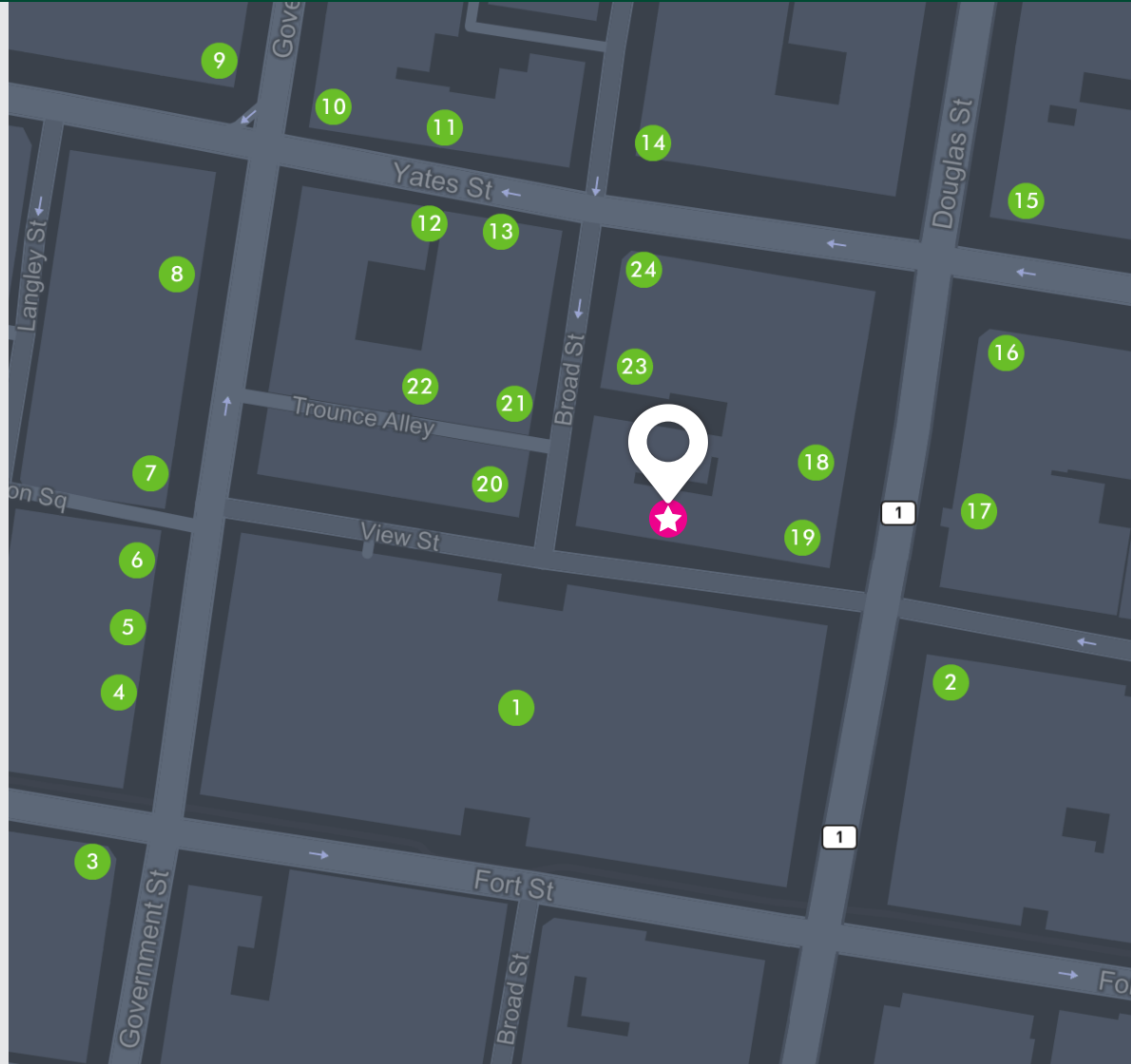
## 650 - 658 VIEW STREET VICTORIA, BC

### SUBJECT PROPERTY

★ 650-658 View Street

### AMENITIES NEARBY

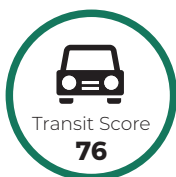
- 1 The Bay Centre
- 2 CIBC
- 3 Bard & Banker
- 4 Munro's Books
- 5 The Churchill
- 6 Garrick's Head Pub
- 7 Irish Times Pub
- 8 Eddie Bauer
- 9 Bailey Nelson
- 10 Starbucks
- 11 Patagonia
- 12 Sult Pierogi Bar
- 13 Azuma Sushi
- 14 Wild Coffee
- 15 Scotiabank
- 16 Bank of Montreal
- 17 Fatburger
- 18 Shoppers Drug Mart
- 19 McDonald's
- 20 Monk Coffee
- 21 Bodega
- 22 Taba Bar
- 23 Fish Hair Salon
- 24 Giant Bicycles



Walk Score  
**100**

**WALKER'S  
PARADISE**

\*Walkscore.com



Transit Score  
**76**

**EXCELLENT  
TRANSIT**



Bike Score  
**97**

**BIKER'S  
PARADISE**

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