

AZZURRO

1,524 - 9,328 SF
Class A office space
in central location

**1952
BLANSHARD
STREET**
Victoria, BC

FOR LEASE



CBRE

OPPORTUNITY

The second floor of the Azzurro is exclusively for the office tenants, with a private lobby entrance on the ground level and dedicated access from the lower secure parking level. The subject suites boast 14' - 16' ceilings throughout, with ample natural light flooding in from large opening windows. The space is delivered in shell condition with the base building Landlord's Work schedule available upon request. TI packages can be provided to qualified tenants, and the Landlord can also turnkey units for tenants with its in-house design and construction team if desired. Brand new washrooms are common to the second floor. Tenants will benefit from highly visible signage opportunities, seen from one of Victoria's busiest commuter thoroughfares.



Lobby Interior

LOCATION

The Azzurro is situated at the northern border of Victoria's downtown core, close to points of interest including the Save on Foods Memorial Arena, Hudson District, Victoria Public Market, and Chinatown. The building is easily accessible off of Blanshard St, one of Victoria's main traffic arteries and the gateway to the Downtown Core.

NET RENT

\$26.00 Per SF (Years 1-5)

\$29.00 Per SF (Years 6-10)

ADDITIONAL RENT

\$11.00 Per SF (2021 EST.)

AVAILABLE

Immediately

DETAILS

Suite 200	2,841 SF
Suite 201	1,524 SF
Suite 203	4,964 SF
Total Leaseable area	9,328 SF

HIGHLIGHTS



Central location just north of downtown core



Large opening windows provide fresh air and natural light throughout



Secure underground parking for vehicles and bikes



Proximity to numerous high-quality amenities



Flexible demising options to suit tenant needs



Exceptional signage opportunity with exposure to 40,000+ vehicles per day



Spacious ground floor lobby entrance and dedicated elevator



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FOR MORE INFORMATION CONTACT

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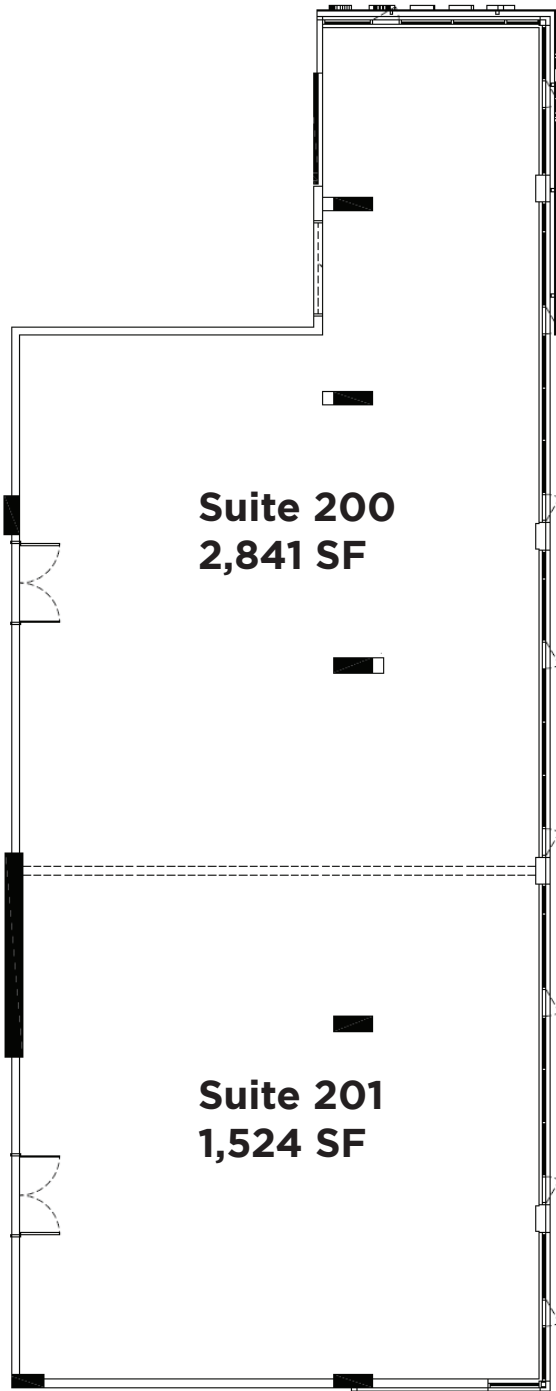
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Floor Plan - East



Suite 200
2,841 SF

Suite 201
1,524 SF

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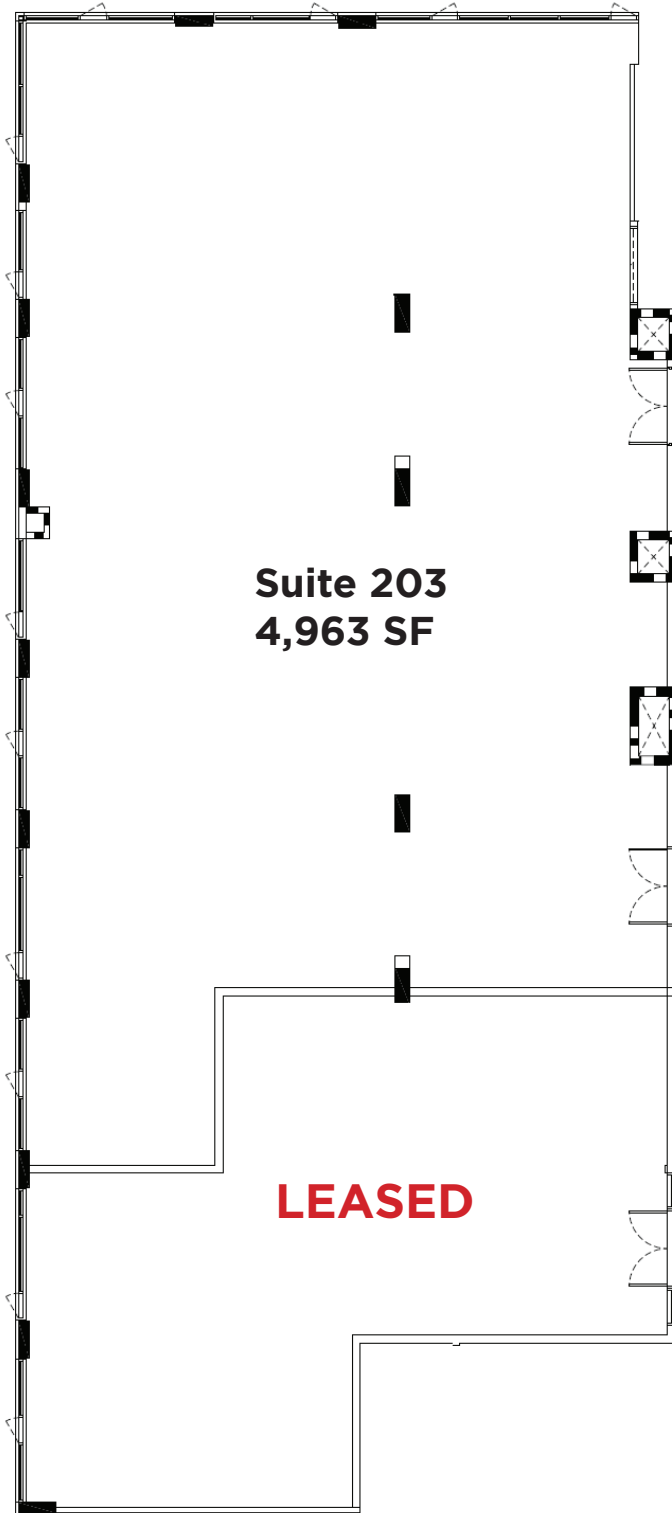
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Floor Plan - West



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