

# FOR LEASE

## Heritage Office Space With Harbour Views

# 8 BASTION

Victoria, BC



For more information, contact:

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**CBRE**

# 8 Bastion Square

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## Building

Constructed in the 1860's by Hudson's Bay Company captain and Victoria Port Warden James Murray Reid, the Reid Block is an iconic fixture of downtown Victoria's Old Town and Bastion Square. In addition to its excellent ceiling heights and exposed brick, the building benefits from ample natural light via its prominent south and west-facing windows. The Reid Block has been beautifully maintained over the last 150 years and its 2nd and 3rd floors are ready to serve as the new home for your business, with flexible demising options to accommodate tenancies up to 22,341 SF.



## Location

Bastion Square is the cultural center of Victoria's downtown core and the area is home to an energetic mix of office occupiers including Kixeye, Helm Operations, Latitude Geographics, STN Video, LlamaZOO, and others. Food & beverage options such as The Local, Darcy's Pub, Wind Cries Mary, and Farmhouse also contribute the vibrant atmosphere that Bastion Square has come to be known for.

## Size

1,632 - 22,341 SF

## Net Rent

Contact Listing Agents











## Additional Rent

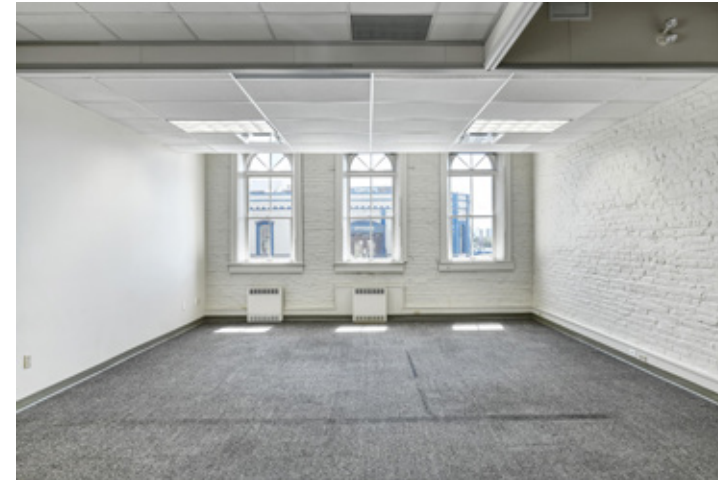
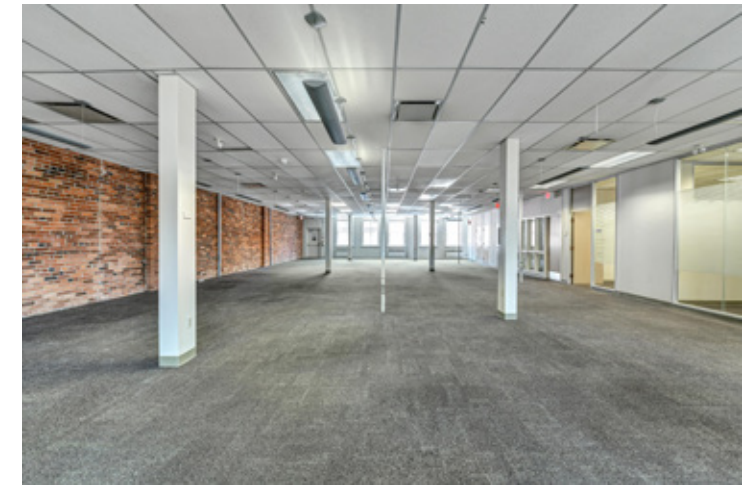
\$12.64 PSF (2021 Estimate)

## Available

Immediately

## Highlights

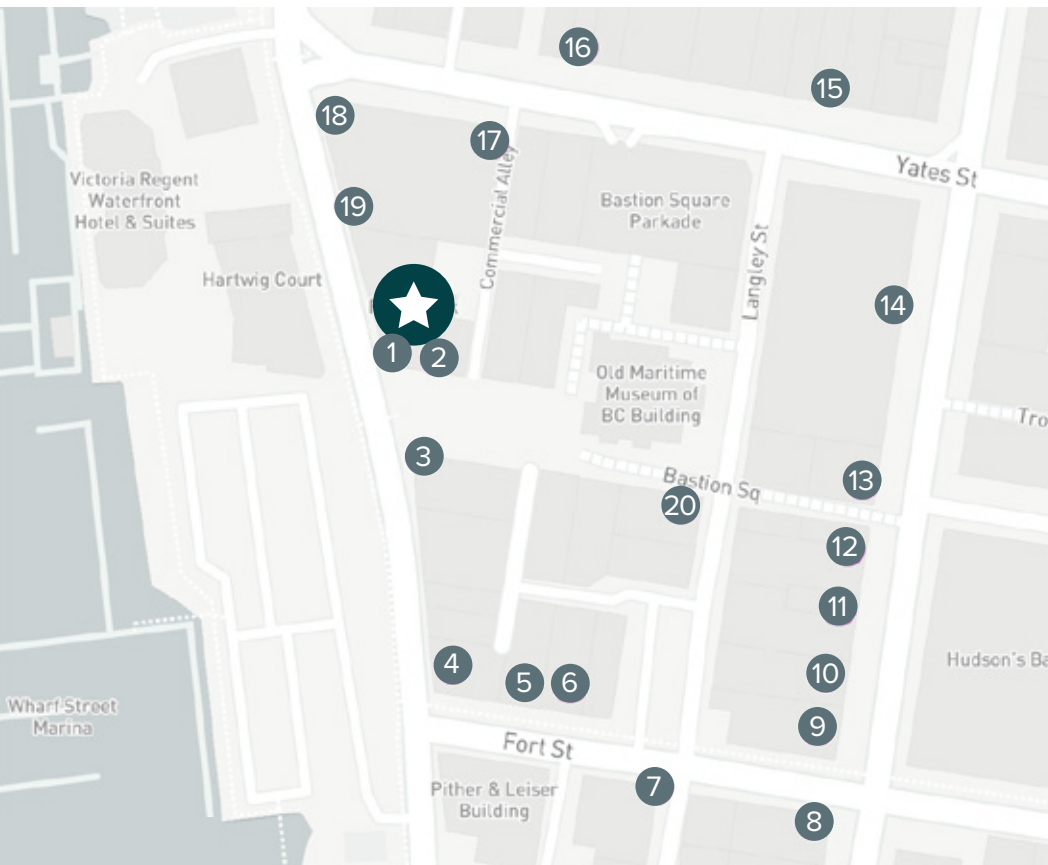
-  Heritage building in historic Old Town
-  Stunning views of Victoria's Inner Harbour
-  Vibrant area with excellent food & beverage options
-  Exposed brick throughout the building's second level
-  Flexible demising options from 1,632 - 22,341 SF
-  Access to showers and bike storage for all units
-  Building signage opportunities for full-floor tenants
-  Elevator access to all floors
-  Upgraded heating and cooling systems throughout the building
-  Locates steps away from seaplane terminal



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### Amenities

- |                |                               |                     |                       |
|----------------|-------------------------------|---------------------|-----------------------|
| 1 The Local    | 6 Koto Sushi                  | 11 The Churchill    | 16 Ferris' Grill      |
| 2 Farmhouse    | 7 Upscale Clothing Collective | 12 Garrick's Head   | 17 Fiamo              |
| 3 Darcy's Pub  | 8 Bard & Banker               | 13 The Irish Times  | 18 JR Slim's          |
| 4 The Keg      | 9 Lugara                      | 14 Eddie Bauer      | 19 The Joint Pizzeria |
| 5 Little Jumbo | 10 Munro's Books              | 15 Leopold's Tavern | 20 Wind Cries Mary    |

# Potential Demising Plan

2nd Floor - 11,306 SF



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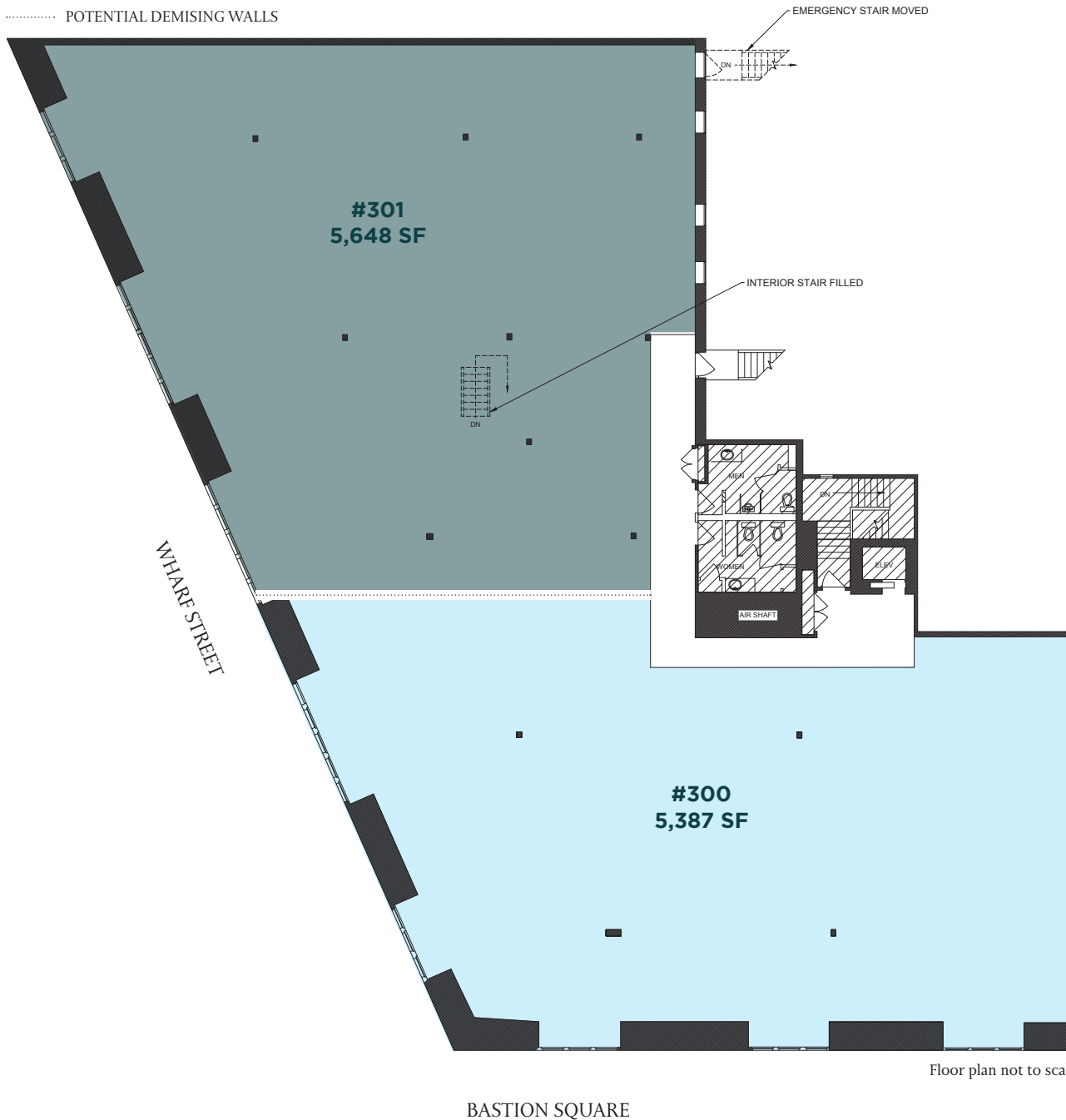
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# Potential Demising Plan

3rd Floor - 11,035 SF



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