

# FOR SALE

EXCLUSIVE LISTING

2

2 Paul Kane Place

1

1 Cooperage Place

1

2

## 2 Freehold Retail/Office Investment Assets

- ▶ Uniquely constructed on the water, while retaining freehold, fee simple title
- ▶ Fully leased Investment opportunities with long term leases
- ▶ Fee simple ocean front properties
- ▶ Luxurious high quality improvements
- ▶ Newly constructed in 2017
- ▶ Unparalleled ocean and harbour views
- ▶ Located in the inner harbour at the Victoria International Marina

**CBRE**



# 1 Cooperage Place, Victoria, BC

This fully leased building to the Victoria International Marina is a sanctuary of modern sophistication, offering services available to owners, their guests, and professional yacht crews. This award winning building encompasses numerous amenities that cater to private high-end owners, captains and crews. Clients are offered the support from the Marina Operations Centre, Executive Concierge, and numerous other services that lease one of many micro-offices in the building.

**Address**

1 Cooperage Place, Victoria, BC

**PID**

011-570-253

**Legal**

Lot 3 District Lot 119 Esquimalt  
District Plan 47008

**Type**

Fee Simple

**Foundation**

Reinforced Concrete Pad on 24  
Driven Steel Piles

**Building**

Steel Superstructure with  
Aluminum Panels & Glass

**Roof**

Fully Adhered Single Ply 60mil  
Fleece Back PVC Roof Membrane

**Slab Area**

9,584 Sq. Ft.

**Floor Area**

6,728 Sq. Ft.

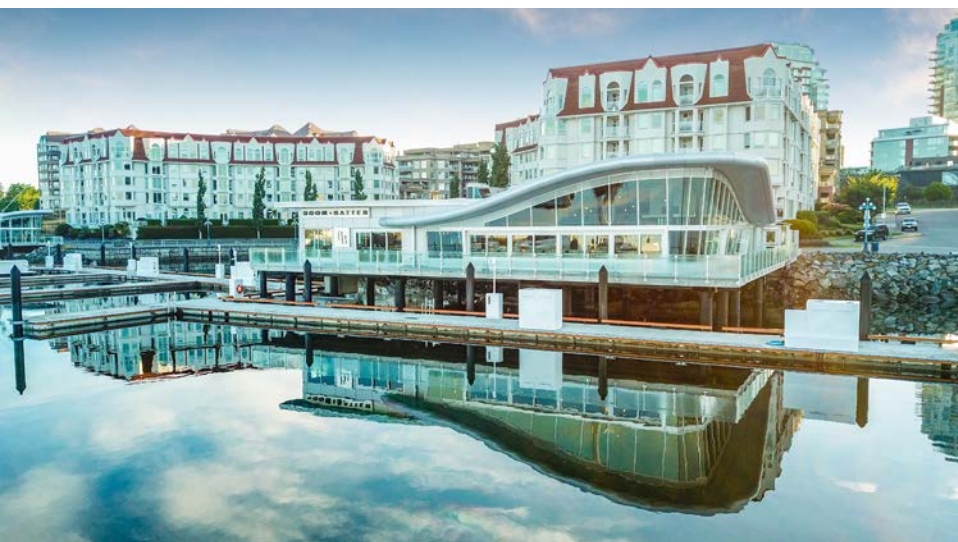
**Amenities**

- Reception Lounge
- Crew Club (Lounge, Showers, Fitness Room)
- Communication Booths
- Office Pods
- Retail Space
- Private Boardrooms
- Owner's Kitchen/Bar
- Top-of-the-line Security System
- Building Control System
- Wi-Fi
- Private/Secure FOB Access

**PRICE**

**\$8,900,000**

\*The owner will consider a lease-back which can be negotiated, if preferred





# 2 Paul Kane Place, Victoria, BC

Inspired by the Pacific Northwest Surroundings, Boom and Batten elevates the culinary experience with an inventive menu showcasing local cuisine. Since opening their doors in June 2019, they have quickly established themselves as a high end dining experience in Victoria. The restaurant was designed to allow customers to experience waterfront dining at breakfast, lunch and dinner in either the café, bar, or main dining room.

## B O O M + B A T T E N

<b>Address</b>	2 Paul Kane Place, Victoria, BC
<b>PID</b>	011-570-270
<b>Legal</b>	Lot 4 District Lot 119 Esquimalt District Plan 47008
<b>Type</b>	Fee Simple
<b>Lease Term</b>	2019-2029
<b>Lease Type</b>	Base + Percentage Rent
<b>Foundation</b>	Reinforced Concrete Pad on 25 Driven Steel Piles
<b>Building</b>	Steel Superstructure with Aluminum Panels & Glass
<b>Roof</b>	Fully Adhered Single Ply 60mil Fleece Back PVC Roof Membrane
<b>Leasable Area</b>	7,242 Sq. Ft.
<b>Slab Area</b>	10,097.50 Sq. Ft.
<b>Floor Area</b>	7,137 Sq. Ft.
<b>Seats</b>	166
<b>PRICE</b>	<b>\$9,900,000</b>







## CONTACT US FOR MORE INFORMATION

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# CBRE

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