

FOR LEASE

#500

3 FAN TAN ALLEY

Victoria, BC



BOUTIQUE OFFICE SPACE WITH PRIVATE PATIO

- \ EXCELLENT NATURAL LIGHT THROUGHOUT
- \ DIRECT ELEVATOR ACCESS TO SPACE
- \ LARGE PRIVATE PATIO
- \ MODERN IMPROVEMENTS
- \ CENTRAL LOCATION IN DOWNTOWN CORE
- \ CLOSE TO NUMEROUS FOOD/BEVERAGE OPTIONS



**VIRTUAL
TOUR**
AVAILABLE

JAMES MURRAY

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CBRE

FOR LEASE

#500, 3 FAN TAN ALLEY

VICTORIA, BC

SIZE:2,775 SF

NET RENT:\$22.00 PSF

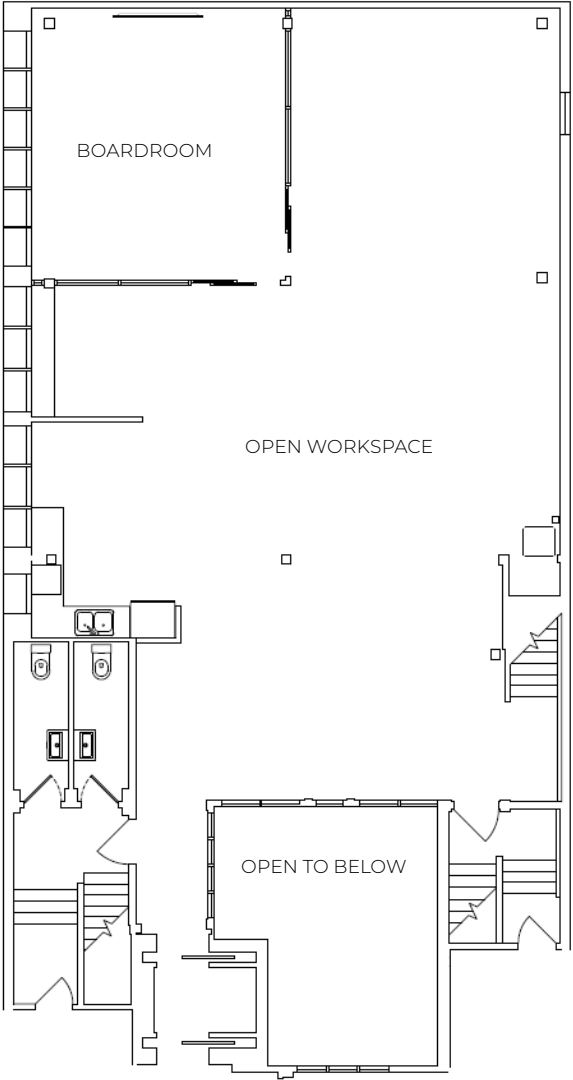
ADDITIONAL RENT:\$15.90 PSF (2021 est.)

AVAILABILITY:With Notice

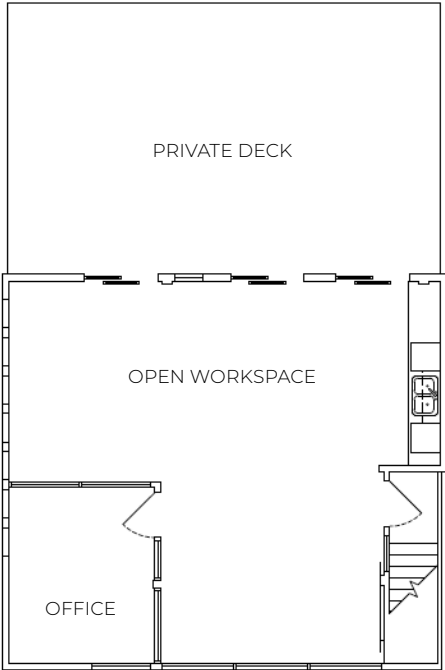
THE OPPORTUNITY

Victoria's best loft-style office space. Join the likes of Momentum Dashboard, Clean Energy Canada, and BGC Engineering, in one of Victoria's best boutique creative buildings. The subject space benefits from excellent natural light via large south-facing windows as well as a large private deck. With some of Victoria's best restaurants, cafes, and bars nearby, this space is perfect for office occupiers looking to attract and retain top talent.

4TH FLOOR



5TH FLOOR



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WITH PRIVATE PATIO



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BOUTIQUE OFFICE SPACE
WITH PRIVATE PATIO



1 HABIT COFFEE

2 MO:LÉ

3 VARSHA INDIAN KITCHEN

4 MOUNTAIN EQUIPMENT CO-OP

5 SHANZEE'S BISCUIT CAFÉ

6 WHISTLE BUOY BREWPUB

7 GREEN CUISINE

8 CAFÉ MEXICO

9 FUEGO EATERY

10 THE DRAKE EATERY

11 SWAN'S BREWPUB

12 THE VILLAGE

13 JUSU BAR

14 BEAN AROUND THE WORLD

15 THE BUBBLE TEA PLACE

16 DON MEE

17 FAN TAN CAFÉ

18 SHIZEN SUSHI

19 QV CAFÉ & BAKERY

20 STARBUCKS

CBRE

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