



FOR LEASE
VICTORIA, BC

1400 QUADRA ST

THE BEACON

**HIGH TRAFFIC DOWNTOWN WALK UP OFFICE/
RETAIL SPACES WITH AMPLE SECURED PARKING**

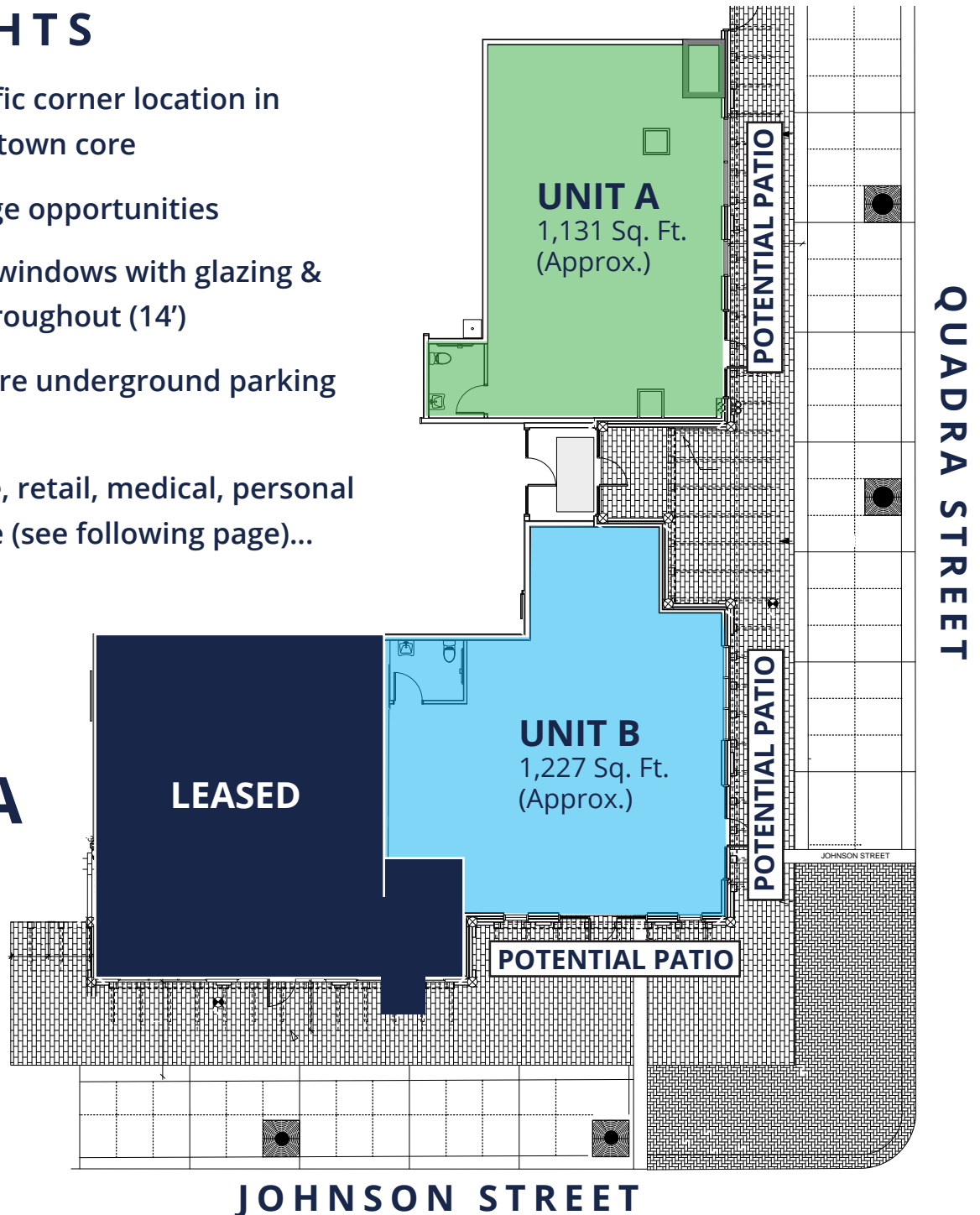
THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease high traffic ground-level office/retail space in The Beacon at 1400 Quadra St. This brand new development at the corner of Quadra and Johnson Street offers plentiful natural light via large floor to ceiling windows, ample secured parking stalls, excellent signage opportunities, and all of the amenities that Victoria's urban core has to offer. With numerous developments planned and in process, tenants will benefit from the densification and revitalization of the surrounding area.

HIGHLIGHTS

- Prime high-traffic corner location in Victoria's Downtown core
- Excellent signage opportunities
- Floor to ceiling windows with glazing & high ceilings throughout (14')
- 5 reserved secure underground parking stalls per unit
- Zoned for office, retail, medical, personal services & more (see following page)...

1400
QUADRA



ZONING

CBD-2 Central Business District

Uses Permitted (But not limited to):

- Office
- Medical Services
- Personal Services
- Financial Services
- Retail Liquor Sale
- Food & Beverage Service
- Pharmacy
- Barbering Shop
- Salon
- Aesthetics Clinic
- Optometry
- Spa
- Laundry/Dry Cleaning
- Jewellery/Watch Repair
- Tailoring/Shoe Repair

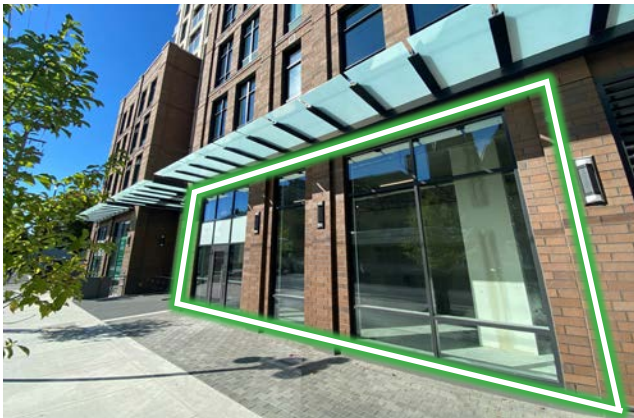
UNIT A

SIZE: 1,131 SF
NET RENT: \$28.00 per SF
ADDITIONAL RENT: \$10.00 per SF
AVAILABLE: Immediately
PARKING: 5 Secure Underground Parking Stalls

UNIT B

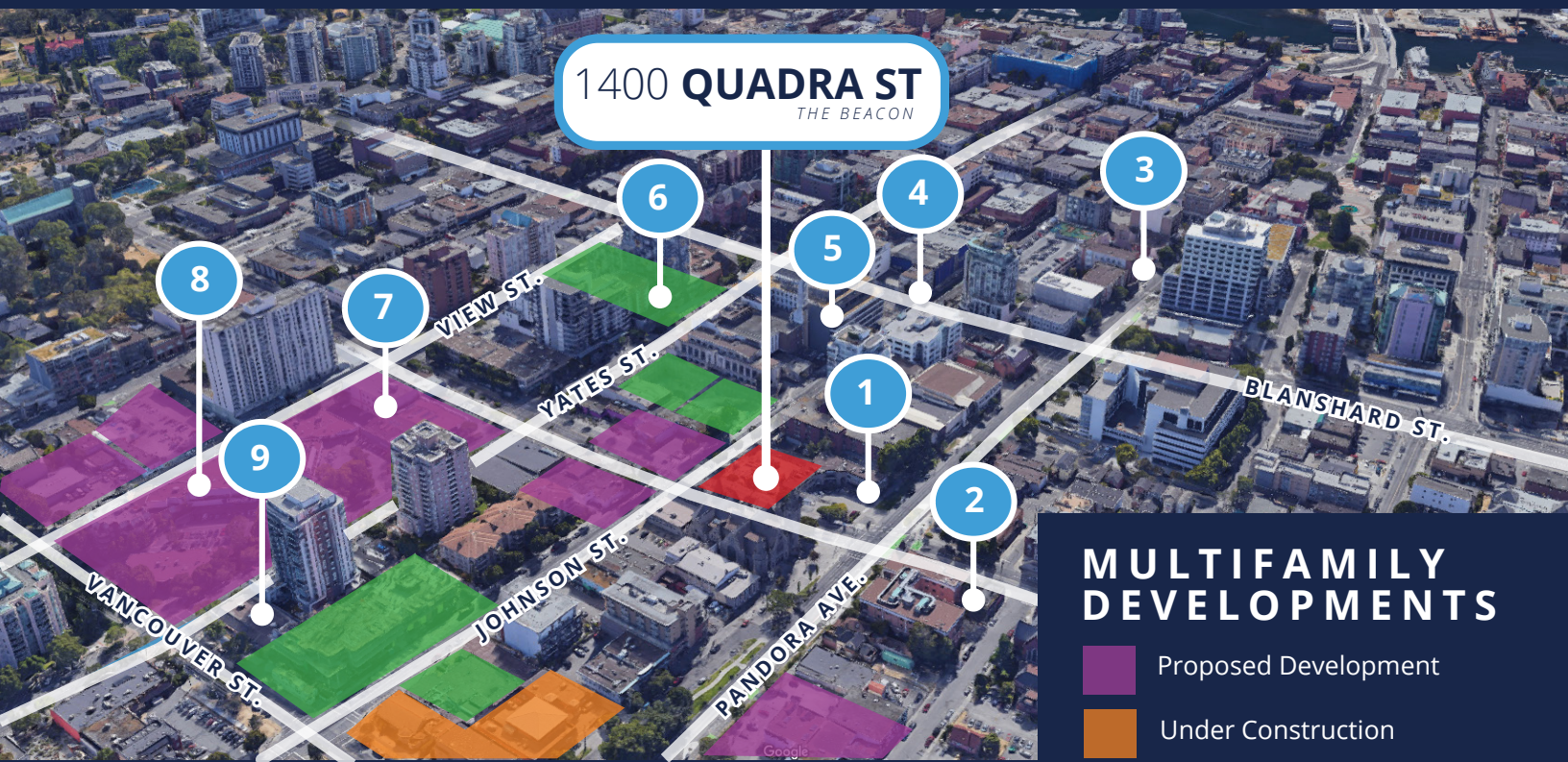
SIZE: 1,227 SF
NET RENT: \$30.00 per SF
ADDITIONAL RENT: \$10.00 per SF
AVAILABLE: Immediately
PARKING: 5 Secure Underground Parking Stalls

- Landlord will consider turnkey improvements
- Tenant improvement allowance available (Contact agents for details)






HARRIS GREEN

With Downtown Victoria to the west and neighbourhoods such as Fernwood and Rockland to the east, Harris Green is an ideal location for any business that values a mix of high traffic and close proximity to high residential density. Harris Green is in the midst of a development surge with numerous projects in the pipeline that will continue the trend of increased density, ultimately pushing Victoria's urban core eastward.



MULTIFAMILY DEVELOPMENTS

-  Proposed Development
-  Under Construction
-  Recently Built

NEIGHBORING BUSINESSES

- | | | | | | |
|---|---|---|-----------------------------------|---|--|
| 1 | Bold Butchery & Grill Subway | 5 | Suberbaba Habit Coffee | 8 | The Market on Yates London Drugs COBS Bread Yates Espresso Bar Bin 4 Burger Lounge |
| 2 | Wildfire Bakery | 6 | Anytime Fitness Forge Training | 9 | Atlas Audio Video |
| 3 | Tacofino John's Place Nubo Japanese Tapas | 7 | Sakura Sushi | | |
| 4 | Shine Café | | | | |

LEIGHA RUSSELL

Real Estate Associate
Devon Properties
778 405 0885
lrussell@devonproperties.com

ROSS MARSHALL

Personal Real Estate Corporation
Senior Vice President
CBRE Victoria
250 386 0004
ross.marshall@cbre.com

Devon
PROPERTIES

CBRE

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial; EnviroNics Analytics; Microsoft Bing; Google Earth.