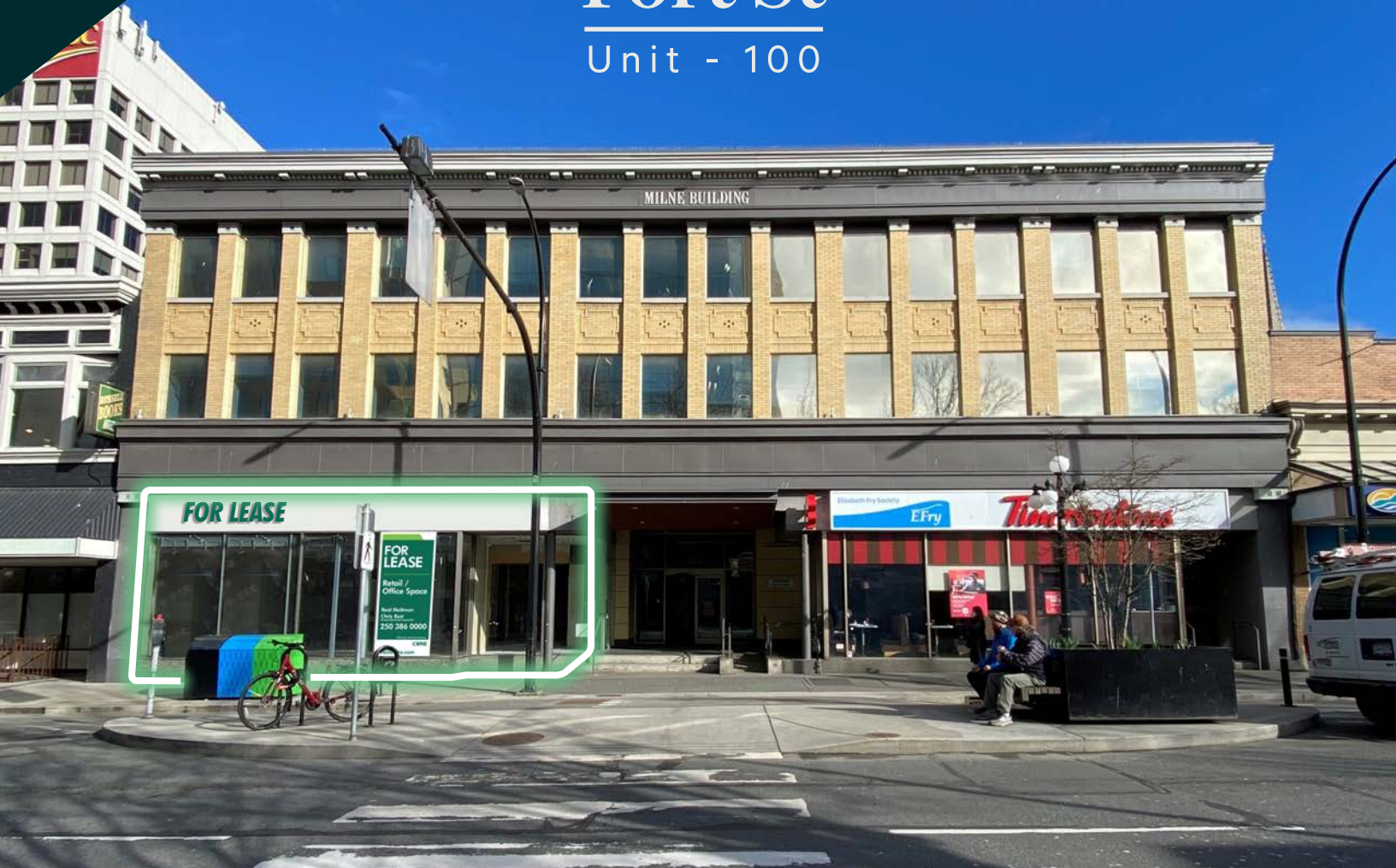


For Lease
Victoria, BC

754 Fort St

Unit - 100



2,500-5,245 SF of High Traffic Downtown Retail/Office Space

- Excellent Frontage, Foot Traffic & Visibility on Fort Street
- Direct Access to 500+ parking stalls
- Abundance of Amenities Within Walking Distance
- HVAC System
- Prominent Signage Opportunity
- Located in the Heart of Victoria's Central Business District

CBRE

| www.cbrevictoria.com

OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease high profile retail/office space on the busy Fort Street corridor. Located mid-block between Douglas Street and Blanshard Street, this property benefits from excellent walk-by traffic and signage exposure. The breezeway, which connects Fort St to the View St parkade, provides additional foot traffic and connectivity. The 5,245 SF space is demisable and features large south-facing street front windows, high ceilings, and HVAC system. The wheelchair accessible main floor provides a great opportunity for a wide range of uses with a rear upper-level that includes offices and additional bathrooms.

PROPERTY DETAILS

SIZE:

From
2,500 SF to
5,245 SF

AVAILABILITY:

Immediately

PARKING:

Street & Attached Parkade

NET RENT:

\$25.00 PSF

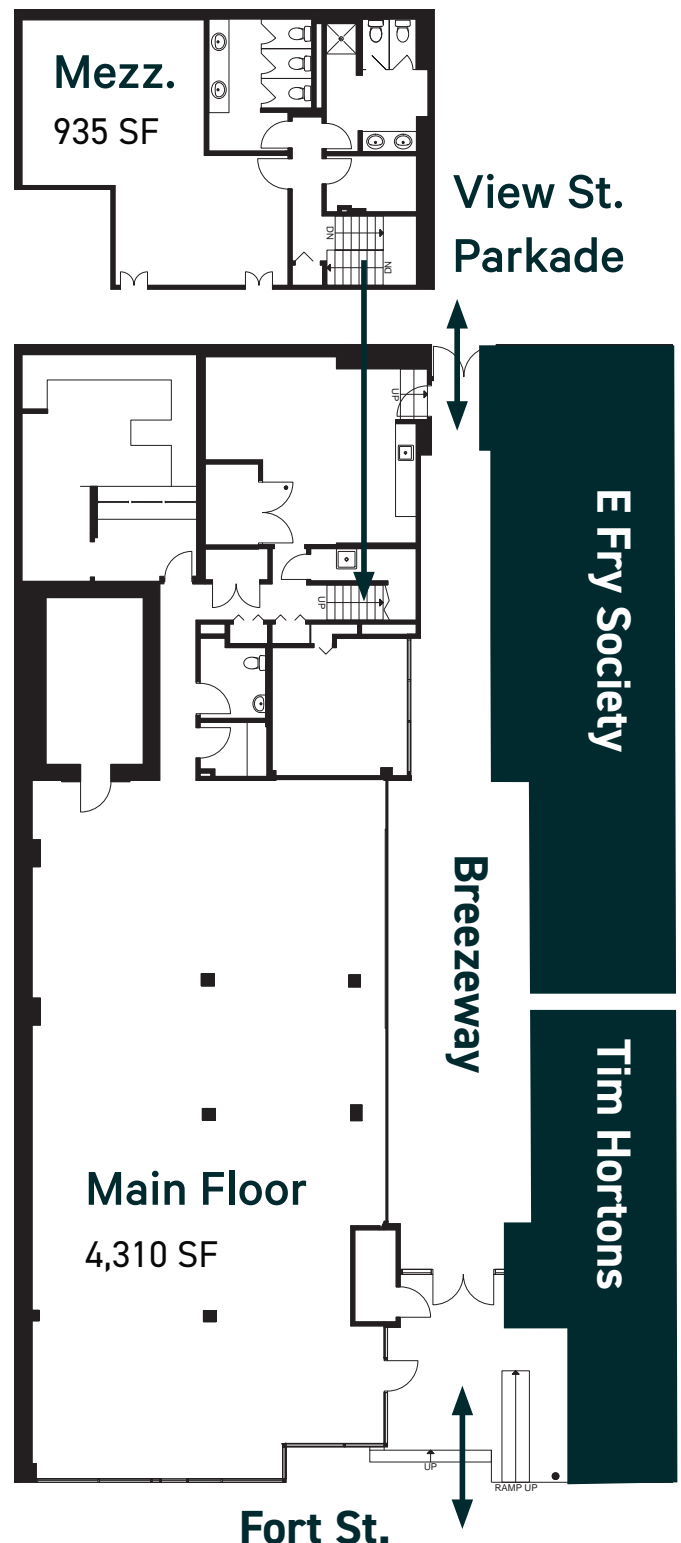
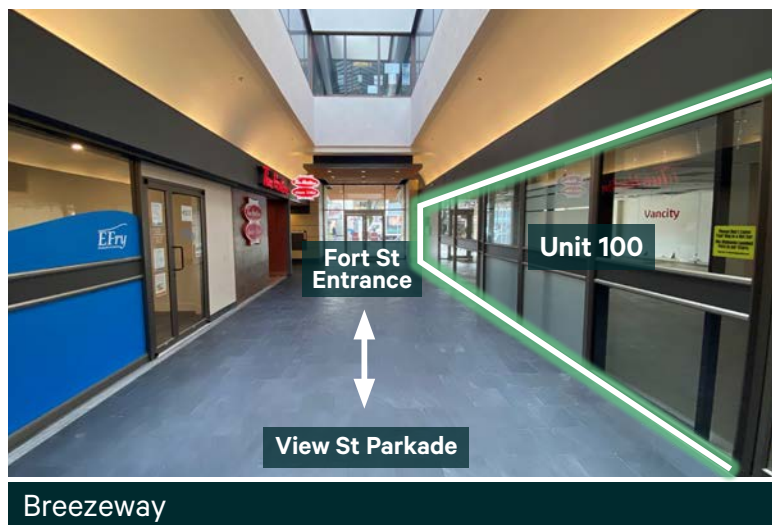
ADDITIONAL RENT:

\$13.00 PSF

*Tenant Improvement Allowance: Available to qualified tenants

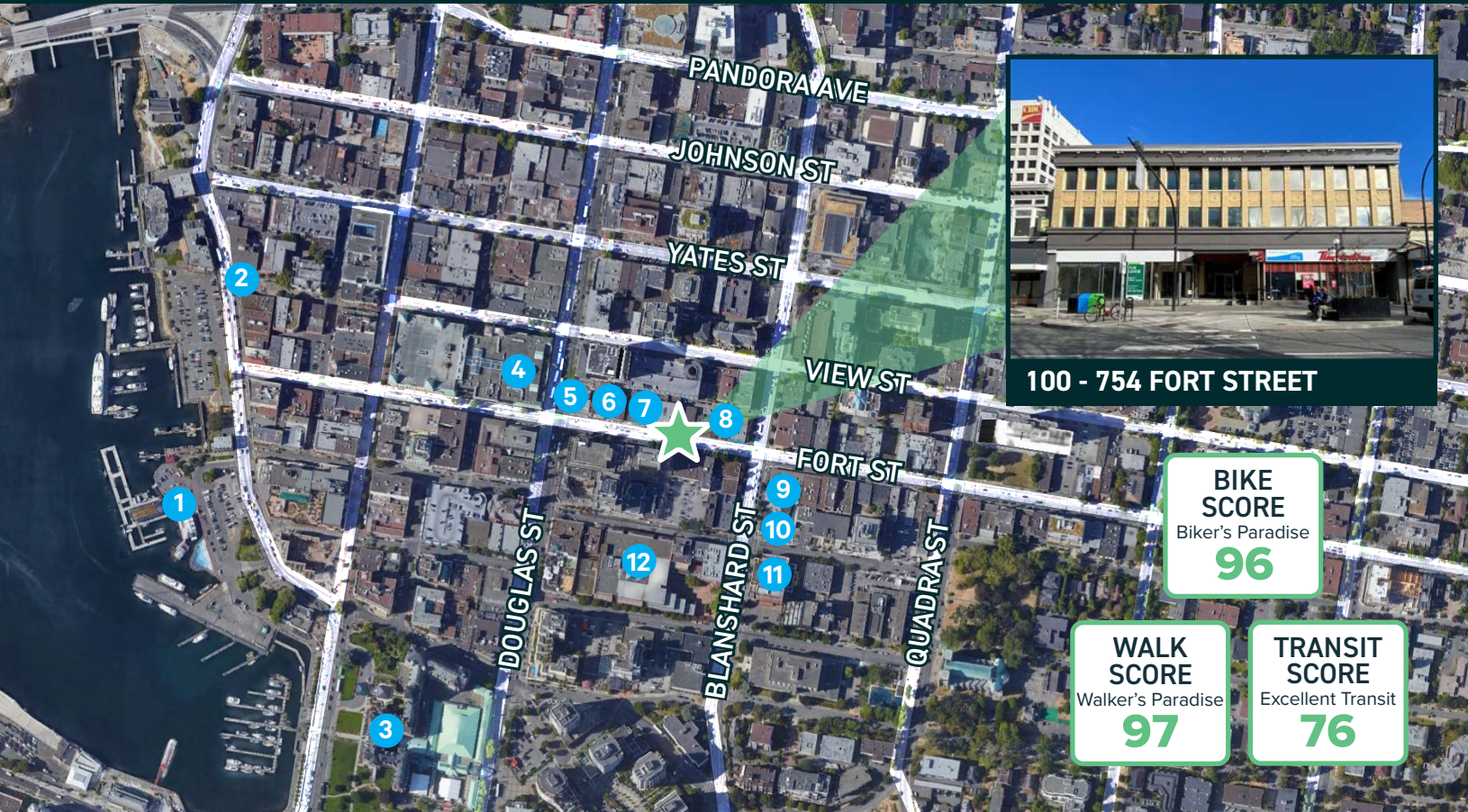
FEATURES

- Large South Facing Windows
- High Ceilings
- Full HVAC
- Zoning Allows for Wide Range of Uses
- Wheelchair Accessible
- Located on a Major Bus & Bike Route



LOCATION

The subject property is located on Fort St, a main thoroughfare in the Downtown Core of Victoria. Surrounded by an abundance of amenities within walking distance, the space is easily accessed via car, bike or bus. It also enjoys close proximity to the harbour area and all of the offerings of Downtown Victoria. Rated a walker and biker's paradise, with public transit stops right outside, the location is ideal for a wide range of businesses.



- | | | |
|---------------------------|---------------------|-----------------------------|
| 1. Harbour Air Terminal | 5. Cactus Club Café | 9. Starbucks |
| 2. Bastion Square | 6. Crust Bakery | 10. Be Love |
| 3. Hotel Fairmont Empress | 7. Russell Books | 11. Royal Theatre |
| 4. The Bay Centre | 8. La Taqueria | 12. Victoria Public Library |

CONTACT

Jeff Lougheed
Vice President
Brokerage Services
250 888 9302
jeff.lougheed@cbre.com

Chris Rust
Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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.

CBRE

www.cbrevictoria.com