

For Lease



101 - 727 FISGARD STREET | VICTORIA, BC

3,082 SF Ground Floor Office Space in the Hudson District

- Exceptional street front exposure
- Move-in ready, turnkey office space
- 10 spacious offices plus boardroom, reception area and staff room/kitchen
- Located in the emerging Hudson District of Downtown Victoria
- On-site secured customer parking
- Abundance of amenities within walking distance
- Professionally managed building

The Opportunity

CBRE Victoria is pleased to present move-in ready office space for lease in the Hudson District, ideally located mid-block on Fisgard Street. With 10 spacious private offices, a large boardroom, reception area, and staff room, this ground floor space is currently built out to accommodate a Financial Institution but would be suitable for a wide range of office requirements. The location benefits from excellent transit scores and a wide range of amenities within walking distance.

UNIT 101: 3,082 SF

Net Rent: \$19.00 PSF

Additional Rent: \$12.45 PSF

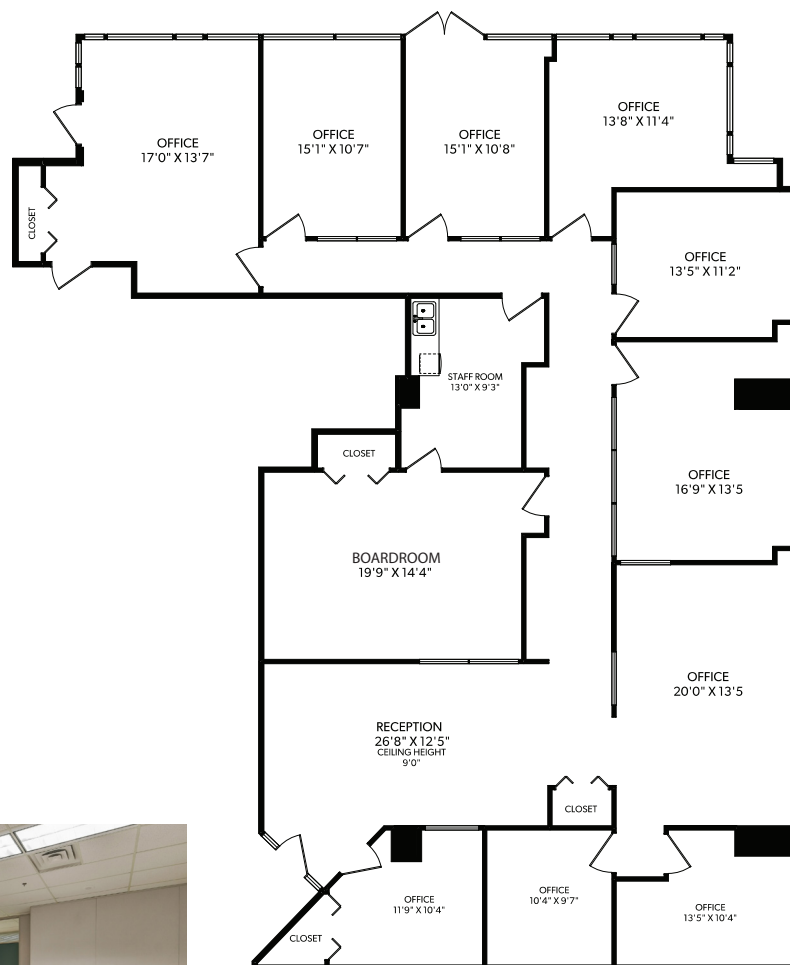
Available: July 1, 2022

Parking: 5 On-Site Parking Stalls Available Starting at \$225/mo

Zoning: CBD-1 Central Business District

Uses Permitted
(But not limited to)

- Assembly
- Medical Services
- Financial Services
- Office
- Personal Services
- Retail Liquor Sale
- Retail Trade



Reception



Boardroom



Private Office



Kitchen

Features:

- 10 private offices
- Large boardroom
- Spacious reception area/lobby
- Staff room
- Kitchen
- Wheelchair accessible
- Signage opportunity
- HVAC

The Location

This Downtown Victoria property is located blocks from City Hall, in the emerging Hudson District, surrounded by numerous lifestyle amenities such as The Hudson Public Market, Save-on Foods Arena and a host of shops & restaurants. Easily accessed by all modes of transportation, the space enjoys close proximity to the CBD, harbour area and all of the offerings of Downtown Victoria. Rated a walker and bikers paradise along with excellent transit, the location is ideal for a wide range of businesses.

95

WALK SCORE
VERY WALKABLE

76

TRANSIT SCORE
EXCELLENT TRANSIT

99

BIKE SCORE
BIKER'S PARADISE



727 Fisgard Street



Contact

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

JEFF LOUGHEED

Vice President
CBRE Victoria
250 888 9302
jeff.lougheed@cbre.com

ANDREA TEAHEN

Senior Associate
CBRE Victoria
250 813 3377
andrea.teahen@cbre.com

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

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PROPERTIES