

# 1221

Government St

Downtown Victoria, BC

For Lease



1,614 SF - 3,774 SF Available + Additional Basement Space

## Prime Retail Space on Government St

- Optimal Location at Intersection of Government Street Shopping Corridor and Trounce Alley Dining & Entertainment Area
- Popular Destination for Tourists & Locals Providing High Foot Traffic Counts Year Round
- 53 Feet of Government Street Frontage & High Profile Signage Opportunities
- Cruise Ship Shuttle Drop Off Directly in Front of Building
- Situated Amongst Wide Variety of Successful National & Local Retailers
- Large Storefront Windows & High Ceilings Throughout the Premises

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**CBRE**



# The Opportunity

CBRE Victoria is pleased to present the opportunity to lease premier retail space in the iconic W & J Wilson Building in the Government Street shopping precinct at famous Trounce Alley. The premises can be leased separately or combined for a total of 3,716 SF of main floor space.

The 1200-block of Government Street benefits from high foot-traffic counts year-round, especially in peak tourism season, where it becomes one of the busiest blocks in the city.

This location is the best of both worlds as it is a popular location for tourists & locals. Neighbouring businesses include The Bay Centre, Lush, Lugaro Jewellers, Munro's Books, The Churchill, Bard & Banker, Irish Times Pub, Quazar's Arcade, Eddie Bauer, Roots, Starbucks, Patagonia, Arc'teryx, Mountain Equipment Co-op, Lululemon, and more!

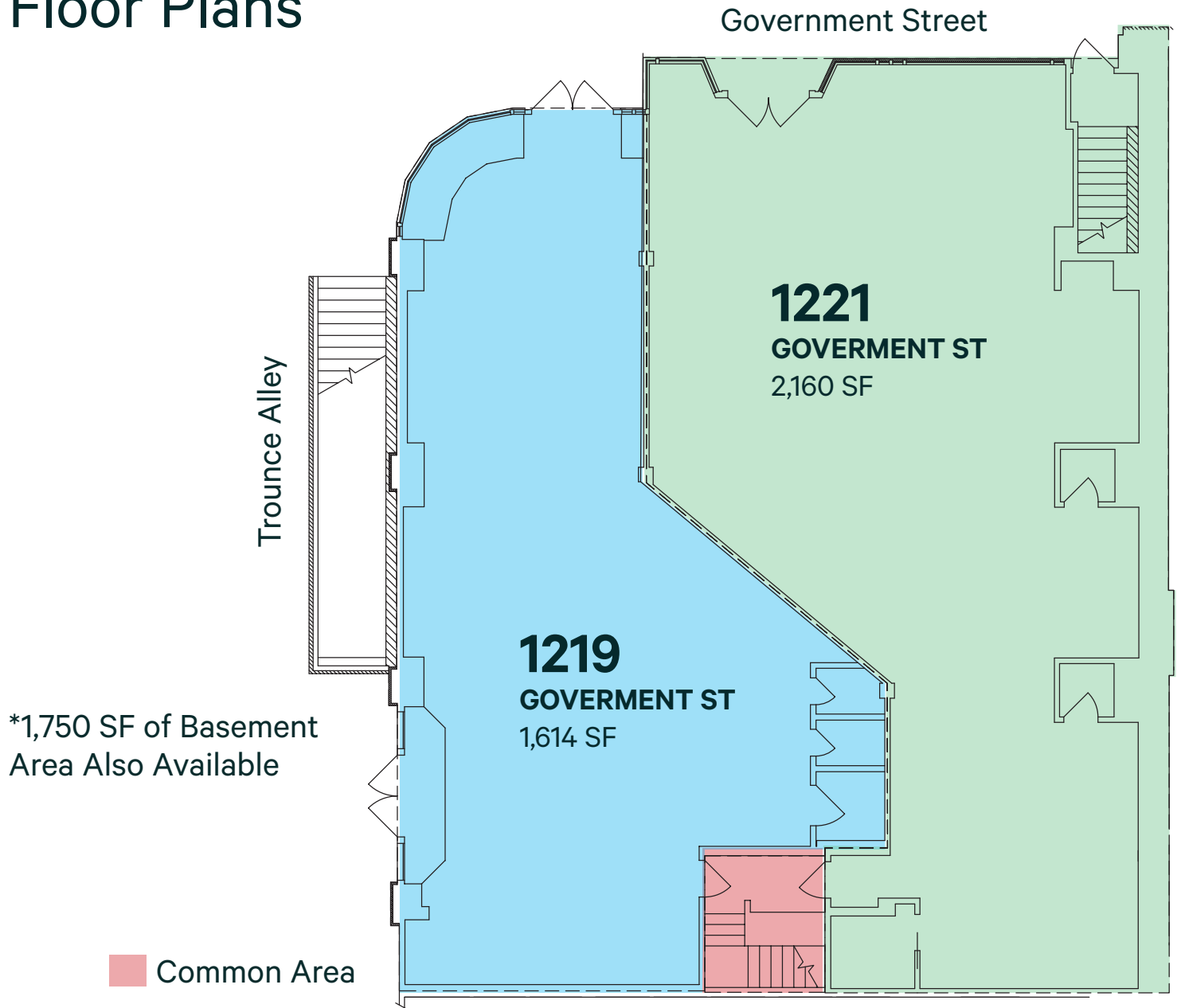


Trounce Alley

View of Government St/Bastion Square From Entrance



# Floor Plans



## Details

UNIT	SIZE	NET RENT:	
1219 Government St	1,614 SF	Main Floor:	Contact Agents
1221 Government St	2,160 SF	Basement Area:	Contact Agents
<hr/>		<b>ADDITIONAL RENT:</b>	
Main Floor Total	3,774 SF	\$12.80 PSF (2021 Estimate)	
Basement Area*	1,750 SF		

**AVAILABLE:** Immediately



- |                      |                    |                          |                           |
|----------------------|--------------------|--------------------------|---------------------------|
| <b>1</b> Lululemon   | <b>6</b> Arc'teryx | <b>11</b> New Balance    | <b>16</b> Garrick's Head  |
| <b>2</b> MEC         | <b>7</b> Starbucks | <b>12</b> Earl's         | <b>17</b> Irish Times Pub |
| <b>3</b> David's Tea | <b>8</b> Patagonia | <b>13</b> The Bay        | <b>18</b> Running Room    |
| <b>4</b> Fjallraven  | <b>9</b> Street    | <b>14</b> Below The Belt | <b>19</b> Eddie Bauer     |
| <b>5</b> GAP         | <b>10</b> Roots    | <b>15</b> Lugaro         | <b>20</b> Ecco Shoes      |

Downtown Victoria is a vibrant urban neighbourhood, a walkable shopping area, and a thriving entertainment district. It hosts not only the world-renowned Inner Harbour, The Fairmont Empress hotel and Legislature Buildings, but also Canada's oldest Chinatown, and a wonderfully charming Old Town district. Downtown Victoria is without a doubt one of the reasons why Victoria is consistently rated as a premier travel destination across the country, and around the globe. It is picturesque, featuring waterfront paths, charming shops and restaurants, stunning heritage buildings and picture-perfect locations.

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## Government St

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### Downtown Victoria, BC

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