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

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!
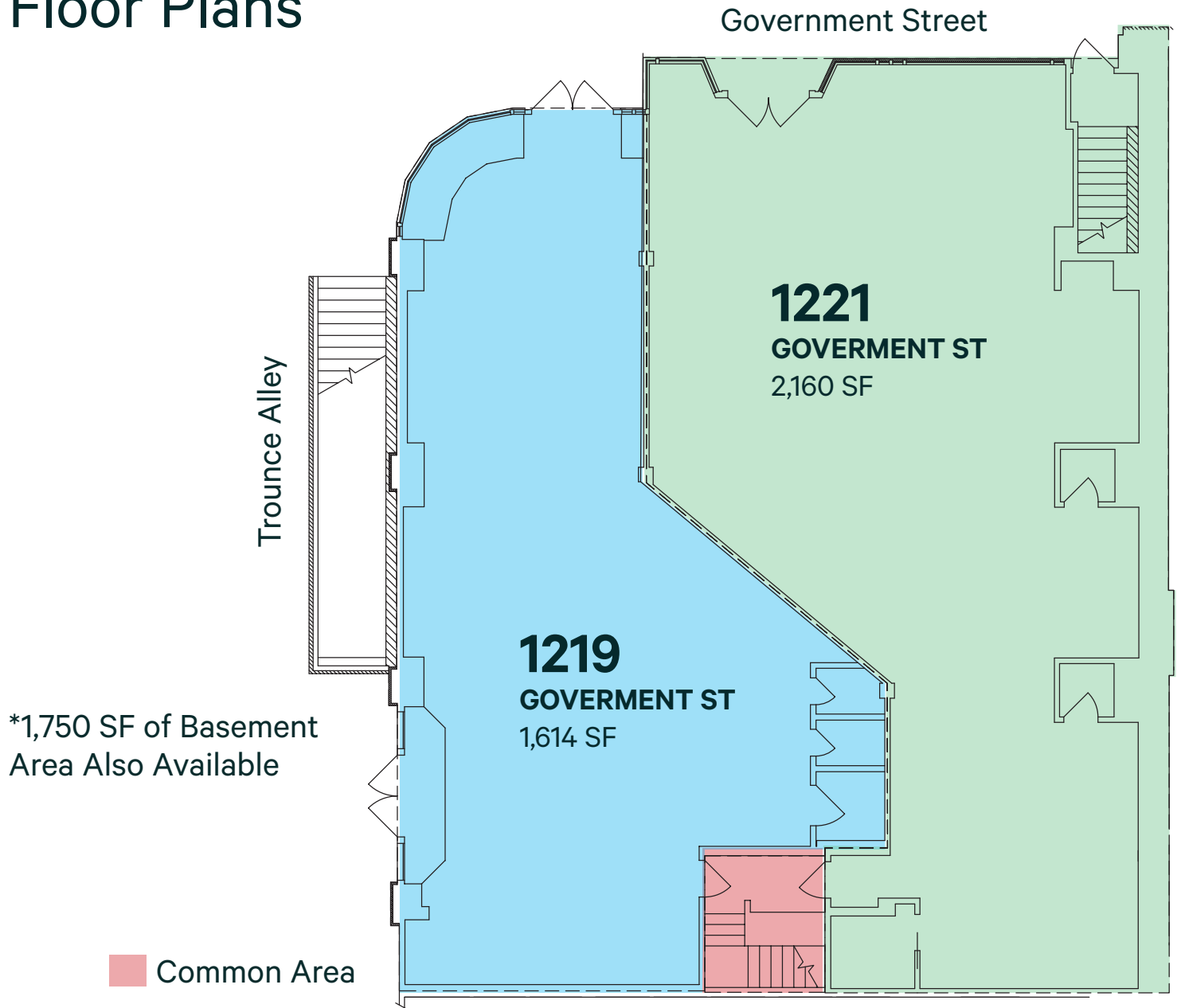
Trounce Alley

View of Government St/Bastion Square From Entrance

Floor Plans

Government Street

Trounce Alley

1221
GOVERMENT ST
2,160 SF

1219
GOVERMENT ST
1,614 SF

*1,750 SF of Basement Area Also Available

■ Common Area

Details

UNIT	SIZE
1219 Government St	1,614 SF
1221 Government St	2,160 SF
Main Floor Total	3,774 SF
Basement Area*	1,750 SF

AVAILABLE: Immediately

NET RENT:

Main Floor:	Contact Agents
Basement Area:	Contact Agents

ADDITIONAL RENT:

$12.80 PSF (2021 Estimate)

99	**76**	**79**	
WALK SCORE WALKER'S PARADISE	TRANSIT SCORE EXCELLENT TRANSIT	BIKE SCORE VERY BIKEABLE	

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

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CBRE