

1314 Quadra St

Victoria, BC

For Sublease



ON-SITE PARKING

High Traffic Flex Commercial Building With Ample Parking in Downtown Victoria

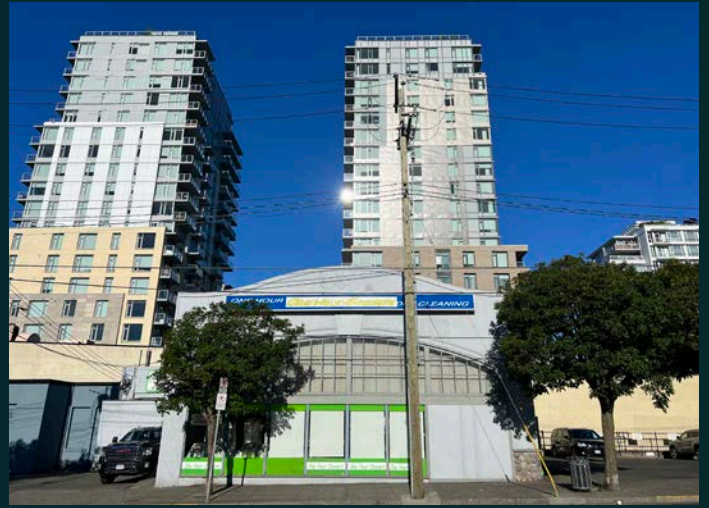
- 4,232 SF building with large open floorspace, 15' ceilings & two private offices
- 12 on-site customer parking spaces accessible from both Quadra St & Johnson St
- Fantastic high-profile signage opportunities on three sides of the building
- Large street front windows allowing for ample natural light and increased walk-by interest
- High vehicle and foot traffic counts, surrounded by residential towers with an abundance of lifestyle amenities nearby

The Opportunity

CBRE Victoria presents the rare opportunity to sublease a 4,232 SF flex commercial building at the high traffic intersection of Quadra St & Johnson St in Downtown Victoria, BC. With accommodating CBD-1 zoning, 15' ceiling heights, and 12 on-site parking stalls, this rare property is very appealing for a wide range of commercial uses. Businesses can benefit from prominent signage opportunities on 3 sides of the building as well as large street front windows that allow for ample natural light and increased walk-by interest.

1314 QUADRA ST.

Main Floor Area:	3,397 SF
Upper Floor Area:	835 SF
Total Floor Area:	4,232 SF
Net Rent:	\$26.00 PSF
Additional Rent:	\$12.00 PSF
Available:	January 1, 2023
Sublease Expiry:	September 6, 2025
(Contact Agents to discuss head lease potential with additional term)	
Parking:	12 On Site Parking Stalls



South Access



North Access



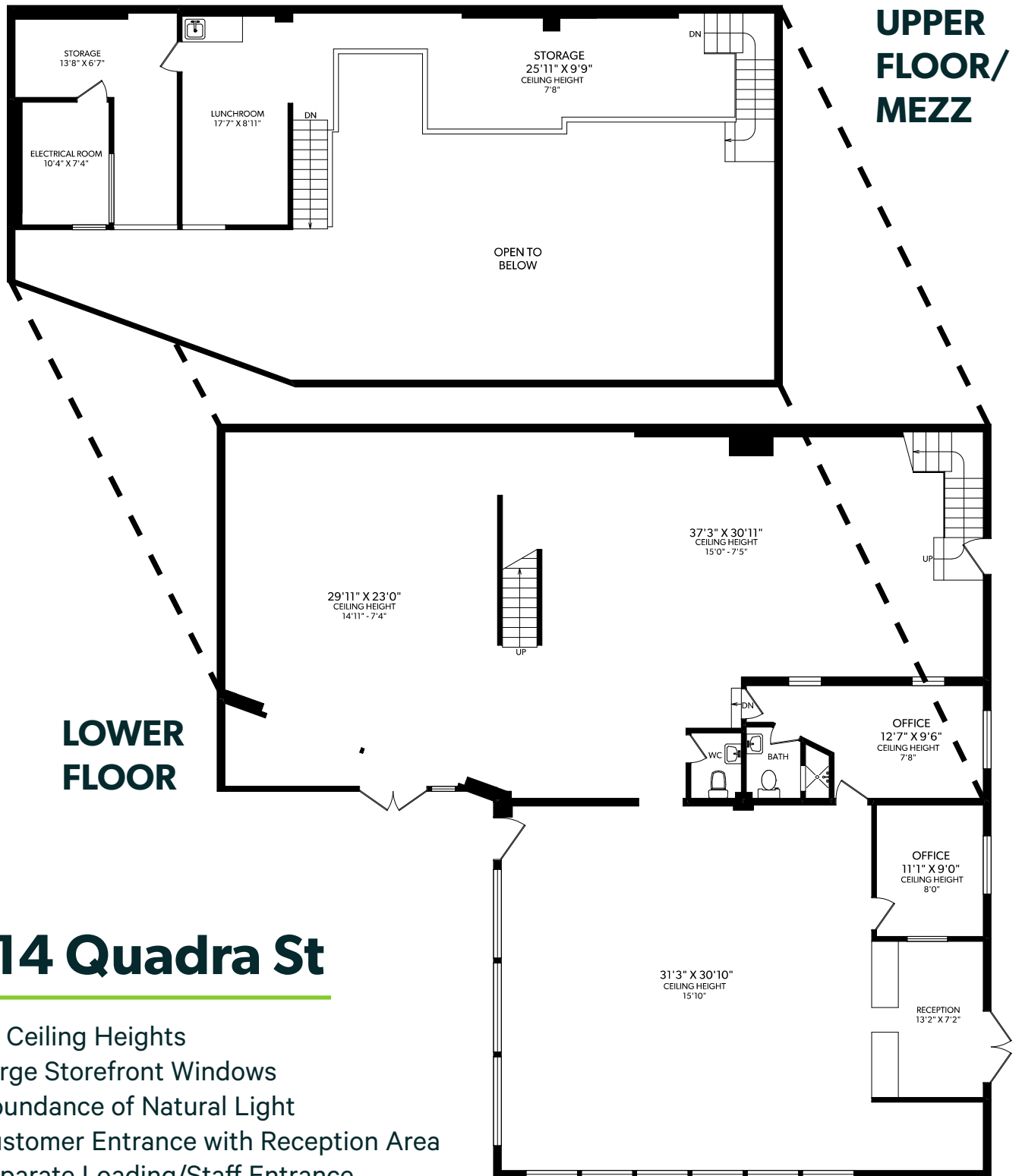
Parking Lot

Zoning

CBD-1 - Central Business District Site Specific Uses Permitted (But not limited to):

- Assembly:
(Gym, Recreational Facilities, Educational and Training Facilities, Meeting Areas)
- Civic / Cultural Facility
- Equipment Rental
- Personal Service:
(Aesthetics, Salon, Spa, Wellness)
- Office
- Retail Liquor Sale
- Retail Trade

The Floor Plans



1314 Quadra St

- 15' Ceiling Heights
- Large Storefront Windows
- Abundance of Natural Light
- Customer Entrance with Reception Area
- Separate Loading/Staff Entrance
- 2 Private Offices & 2 Washrooms
- Large Open Workspaces
- Storage Rooms & Lunchroom in Upper Area

FLOOR	FINISHED	UNFINISHED	TOTAL
MAIN	3397	0	3397
UPPER	835	0	835
TOTAL	4232	0	4232

For Sublease

1314 Quadra St
Victoria, BC



SUBJECT
PROPERTY

BIKE
SCORE
Biker's Paradise
97

WALK
SCORE
Walker's Paradise
92

TRANSIT
SCORE
Rider's Paradise
99

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, downtown amenities 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.

Contact Us

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