



**FOR SUBLEASE**  
**1314 QUADRA STREET**  
**VICTORIA, BC**

## **High Traffic Flex Commercial Building With Ample Parking in Downtown Victoria**

- 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 Room in Upper Area



# The Opportunity

CBRE Victoria is please to be offering the subleasing of a versatile 3,885 square foot commercial building situated at the bustling intersection of Quadra Street and Johnson Street in Downtown Victoria, BC. Boasting a flexible CBD-1 zoning, 15-foot ceiling heights, and a convenient 12 on-site parking spots, this unique property presents a highly attractive option for a diverse range of commercial ventures. Eye-catching signage opportunities on three sides of the building, as well as the expansive street front windows that allow for abundant natural light and increased visibility to passersby.

## 1314 QUADRA ST.

Main Floor Area:	3,397 SF
Upper Floor Area:	488 SF
Total Floor Area:	3,885 SF
Net Rent:	Contact Leasing Agents
Additional Rent:	\$12.00 PSF
Tenant Inducements:	Tenant Improvement Allowance or Incentives Available to Qualified Tenants.
Available:	January 1, 2023
Sublease Expiry:	September 6, 2025
(Contact Listing Agent to Discuss Longer Term Availability)	
Parking:	12 On Site Parking Stalls (Included in Lease)



Quadra Street Frontage



South Access



North Access & Parking Lot



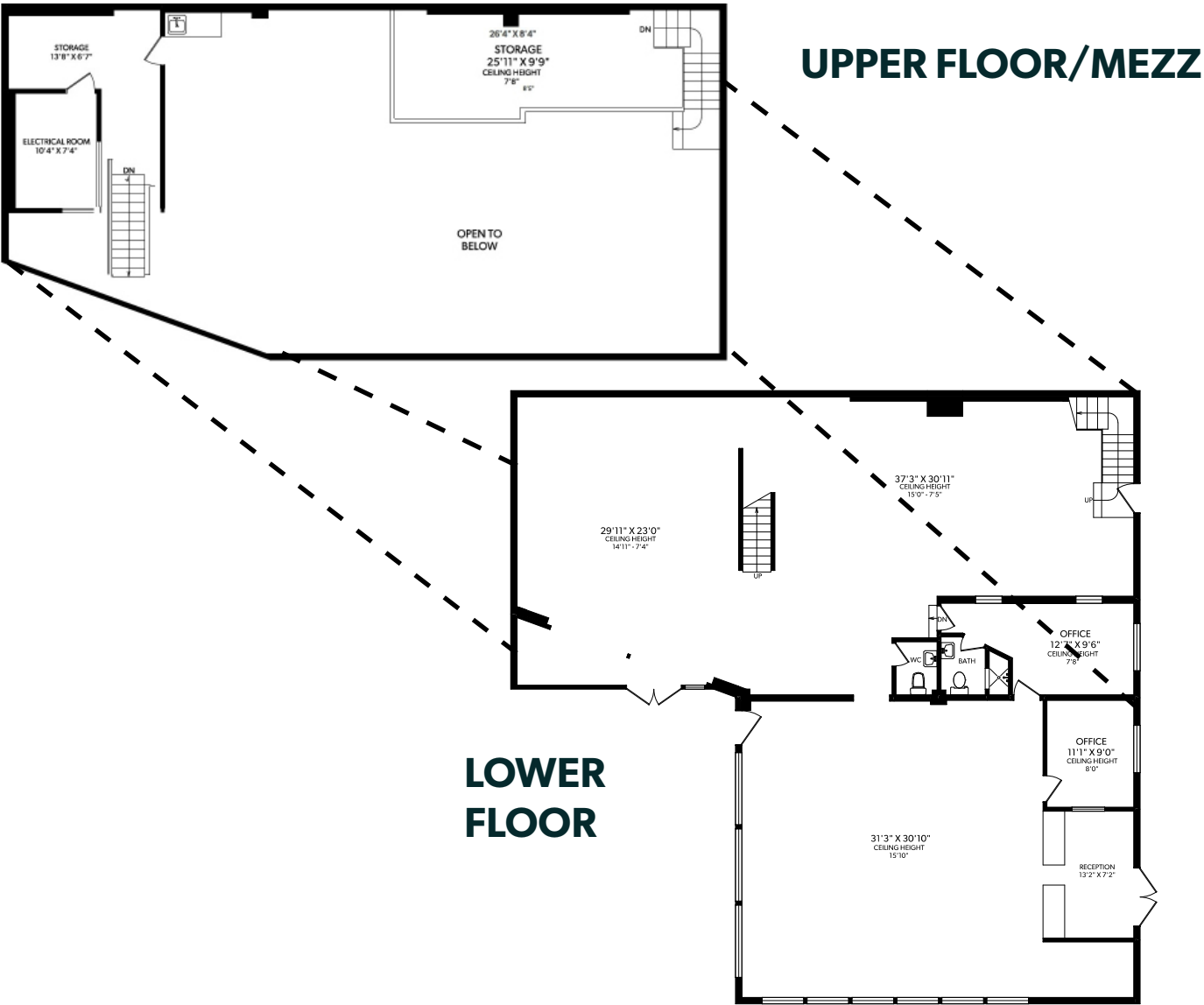
Interior

## 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 Victoria, BC



## 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.

BIKE  
SCORE  
Biker's Paradise  
**97**

WALK  
SCORE  
Walker's Paradise  
**92**

TRANSIT  
SCORE  
Rider's Paradise  
**99**

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