

FOR LEASE
VICTORIA, BC

1400 QUADRA ST

THE BEACON



**HIGH TRAFFIC DOWNTOWN WALK UP OFFICE/
RETAIL SPACE WITH AMPLE SECURED PARKING**

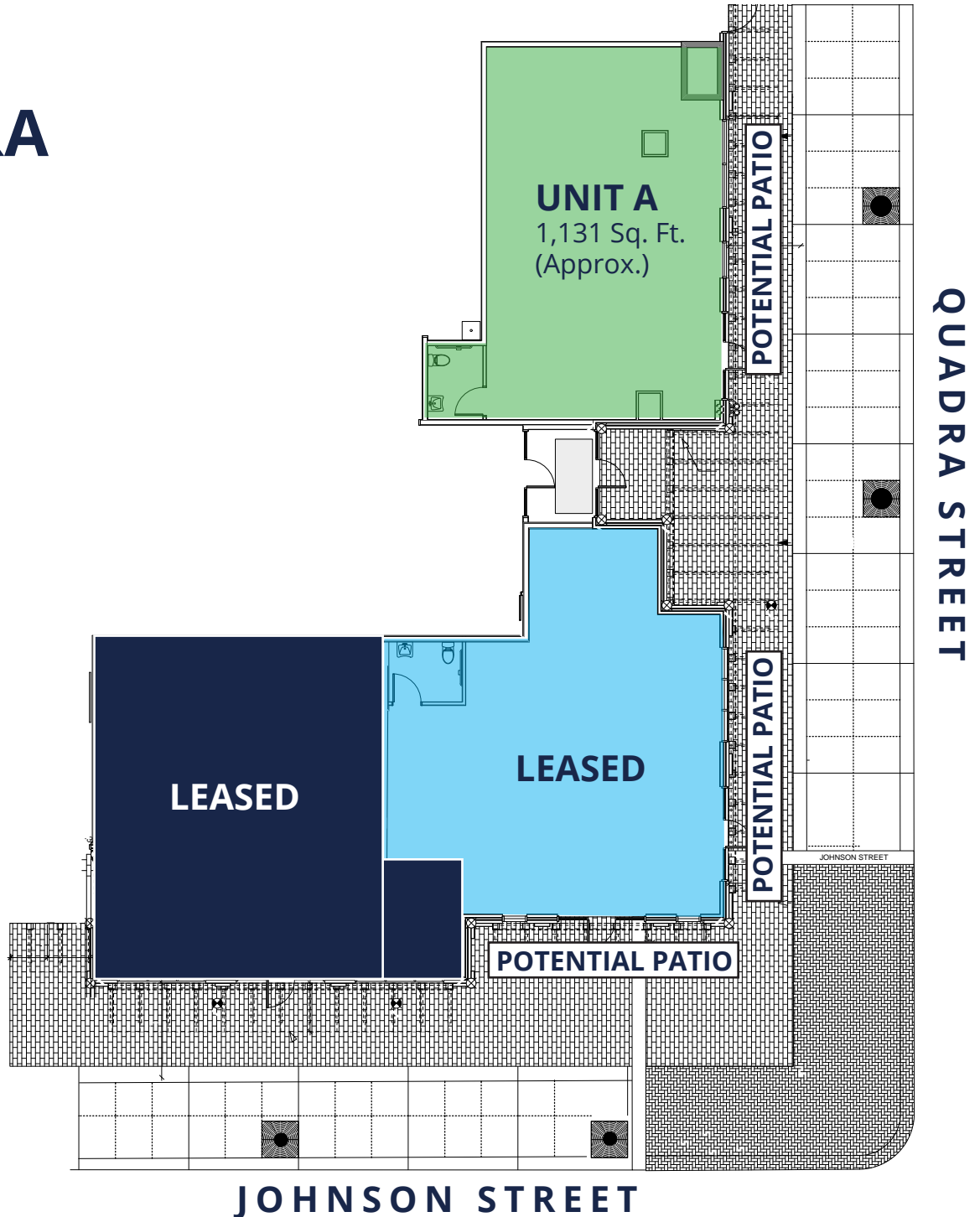
Devon
PROPERTIES

CBRE

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease high traffic ground-level office/retail space in The Beacon at 1400 Quadra St. This brand new development at the corner of Quadra and Johnson Street offers plentiful natural light via large floor to ceiling windows, ample secured parking stalls, excellent signage opportunities, and all of the amenities that Victoria's urban core has to offer. With numerous developments planned and in process, tenants will benefit from the densification and revitalization of the surrounding area.

1400
QUADRA



ZONING

CBD-2 Central Business District

Uses Permitted (But not limited to):

- Office
- Medical Services
- Personal Services
- Financial Services
- Retail Liquor Sale
- Food & Beverage Service
- Pharmacy
- Barbering Shop
- Salon
- Aesthetics Clinic
- Optometry
- Spa
- Laundry/Dry Cleaning
- Jewellery/Watch Repair
- Tailoring/Shoe Repair

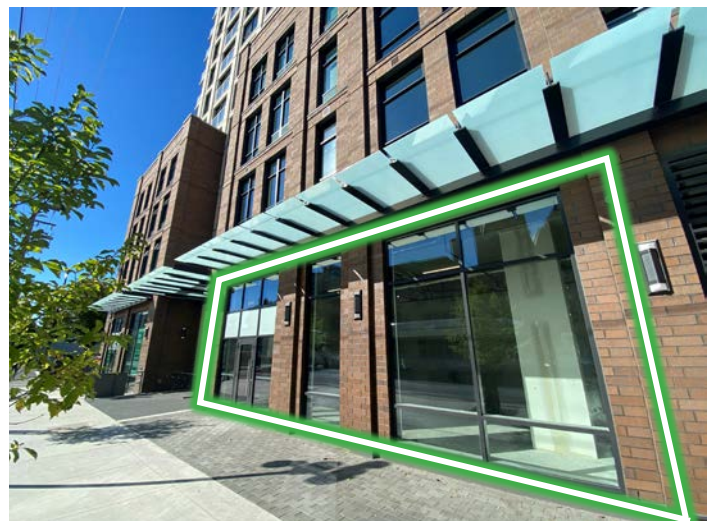
HIGHLIGHTS

- Prime high-traffic corner location in Victoria's Downtown core
- Excellent signage opportunities
- Floor to ceiling windows with glazing & high ceilings throughout (14')
- 5 reserved secure underground parking stall
- Zoned for office, retail, medical, personal services & more (see following page)...

UNIT A

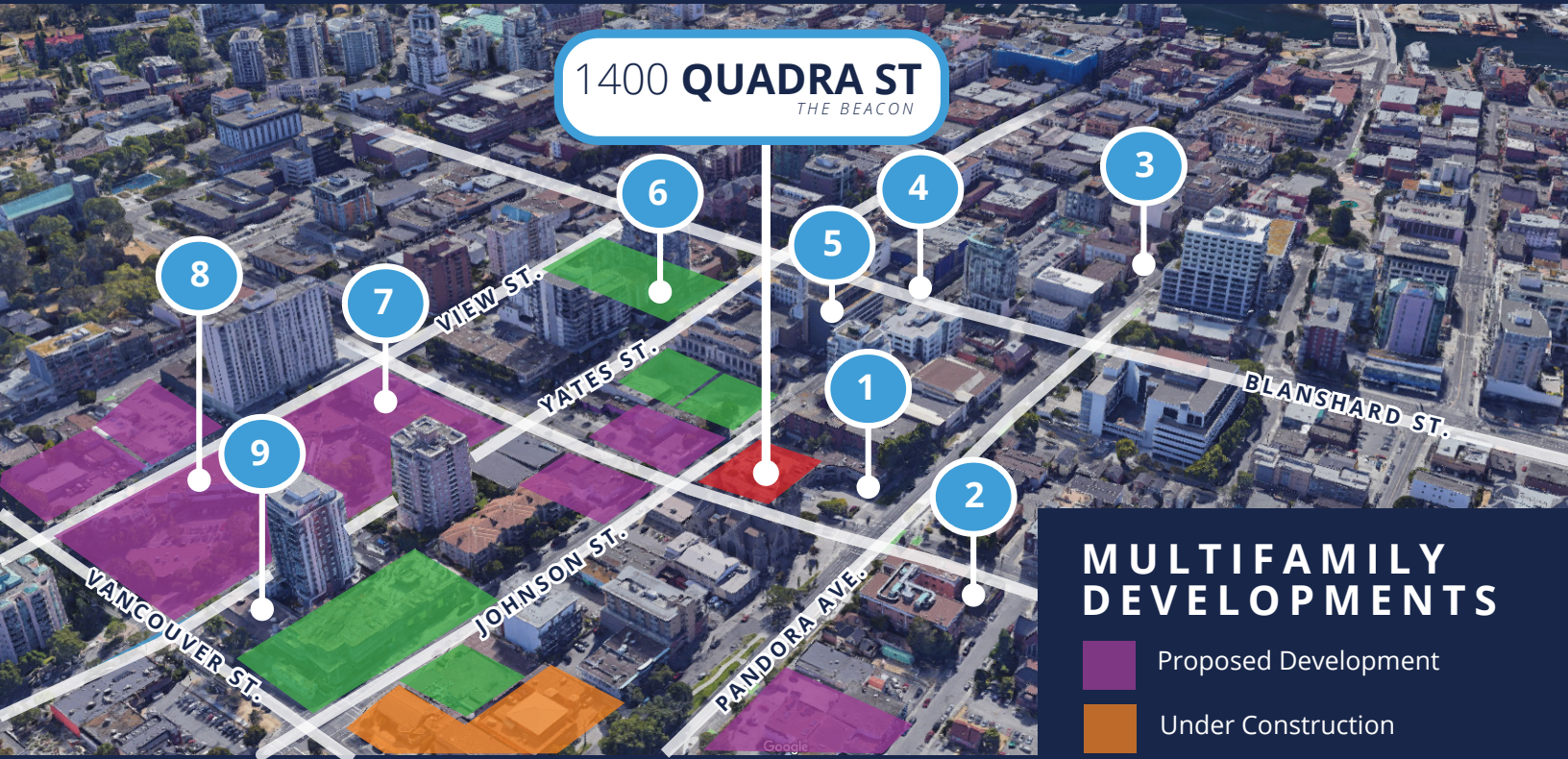
SIZE:	1,131 SF
NET RENT:	\$28.00 per SF
ADDITIONAL RENT:	\$10.00 per SF
AVAILABLE:	Immediately
PARKING:	5 Secure Underground Parking Stalls

- **Landlord will consider turnkey improvements**
- **Tenant improvement allowance available (Contact agents for details)**



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 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.



MULTIFAMILY DEVELOPMENTS

- Proposed Development
- Under Construction
- Recently Built

NEIGHBORING BUSINESSES

- | | | |
|---|--|--|
| <p>1 Bold Butchery & Grill
Subway</p> <p>2 Wildfire Bakery</p> <p>3 Tacofino
John's Place
Nubo Japanese Tapas</p> <p>4 Shine Café</p> | <p>5 Suberbaba
Habit Coffee</p> <p>6 Anytime Fitness
Forge Training</p> <p>7 Sakura Sushi</p> | <p>8 The Market on Yates
London Drugs
COBS Bread
Yates Espresso Bar
Bin 4 Burger Lounge</p> <p>9 Atlas Audio Video</p> |
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