

CBRE

Fully Furnished Executive Office Space in Harris Green

1024/1026 Fort Street | Victoria, BC

FOR SALE OR LEASE



The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase or lease 1,417 SF of turn-key boutique ground floor office space with 1,206 SF of lower storage and 2 dedicated secure underground parking stalls. Located in the emerging Harris Green district of Downtown Victoria, this executive office is comprised of 2 strata units and features high-end modern finishings, floor-to-ceiling storefront windows, high ceilings, and prominent signage opportunities on one of Victoria's most prominent roadways. With 2 glassed-in private offices, a spacious and inviting reception area, large boardroom, open 4-desk workspace, washroom, and kitchenette, the Subject Property provides an excellent professional office opportunity.

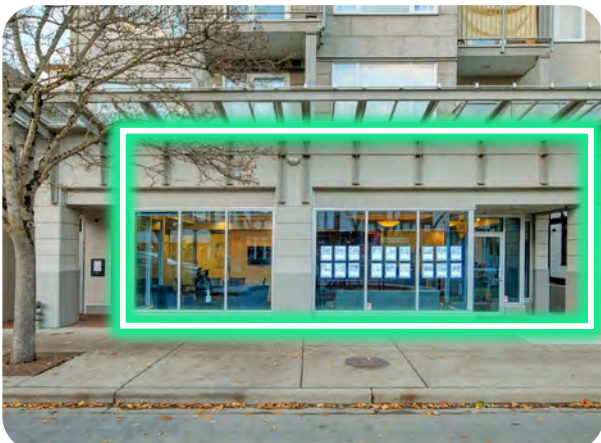
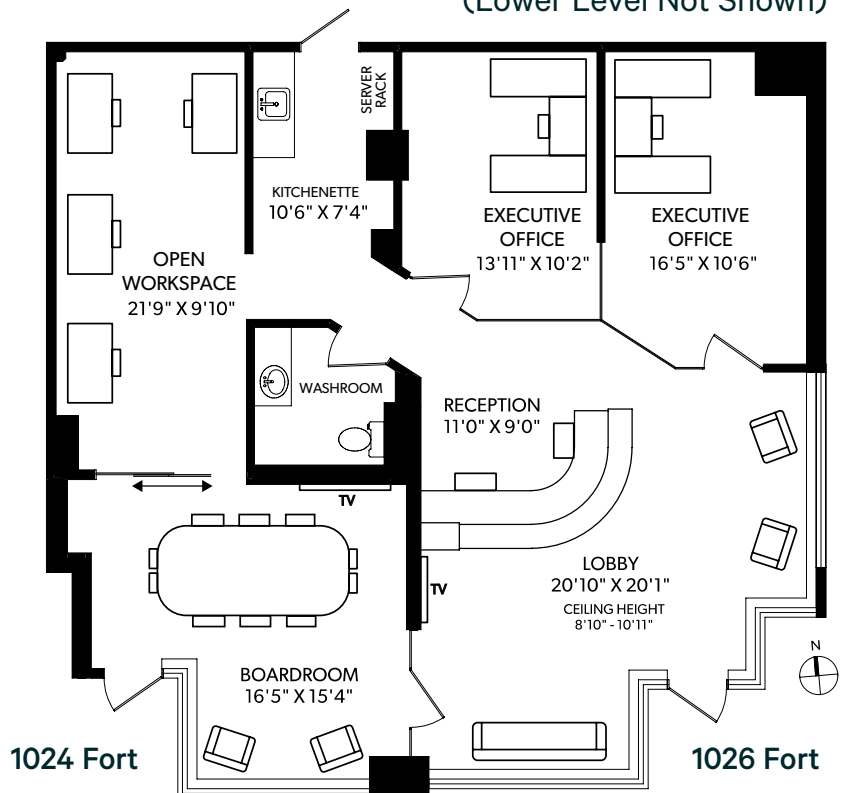
Sale Details

Addresses:	1024 Fort St	1026 Fort St
PIDs:	026-775-697	026-775-701
Strata Fees:	\$758.57	\$987.57
Unit Size:	653 SF (Main) 488 SF (Lower)	764 SF (Main) 718 SF (Lower)
Total Size:	2,623 SF Total (1,417 SF Main + 1,206 SF Lower)	
Parking:	2 Dedicated Underground Secured Parking Stalls (LCP)	
Storage:	1,206 SF of Storage *488 SF currently rented on MTM basis *718 SF built out for 13 storage lockers which can be rented individually	
Prop. Taxes:	\$19,716.29 (2023)	
Assessment:	\$1,209,000 (2023)	
Price:	\$1,250,000	

Lease Details

Size:	1,417 SF
Lease Rate:	\$40.00 PSF (Fully Furnished)
Adtl. Rent:	\$15.88 PSF (2022)
Availability:	Q4, 2023
Zoning:	CA-42 Harris Green Commercial
	Click Here for Zoning Bylaw
Parking:	2 Underground Secured Parking Stalls Available for \$250/mo each
Storage:	Additional 700+ SF of Secured Storage Available (Contact Agents)

Main Floor Plan (Lower Level Not Shown)





Property Highlights

- Turn-key ground floor executive office space
- High end finishings & 2 wall mounted TVs
- Floor to ceiling streetfront windows
- Prominent light up blade signage
- Elegant & welcoming lobby
- Curved reception desk with 2 workstations
- 2 spacious glassed in private executive offices
- Boardroom for 10+ ppl with ample natural light
- Herman Miller office chairs throughout
- Additional open workspace with 4 workstations
- Washroom, kitchenette, & server rack
- Secured underground parking



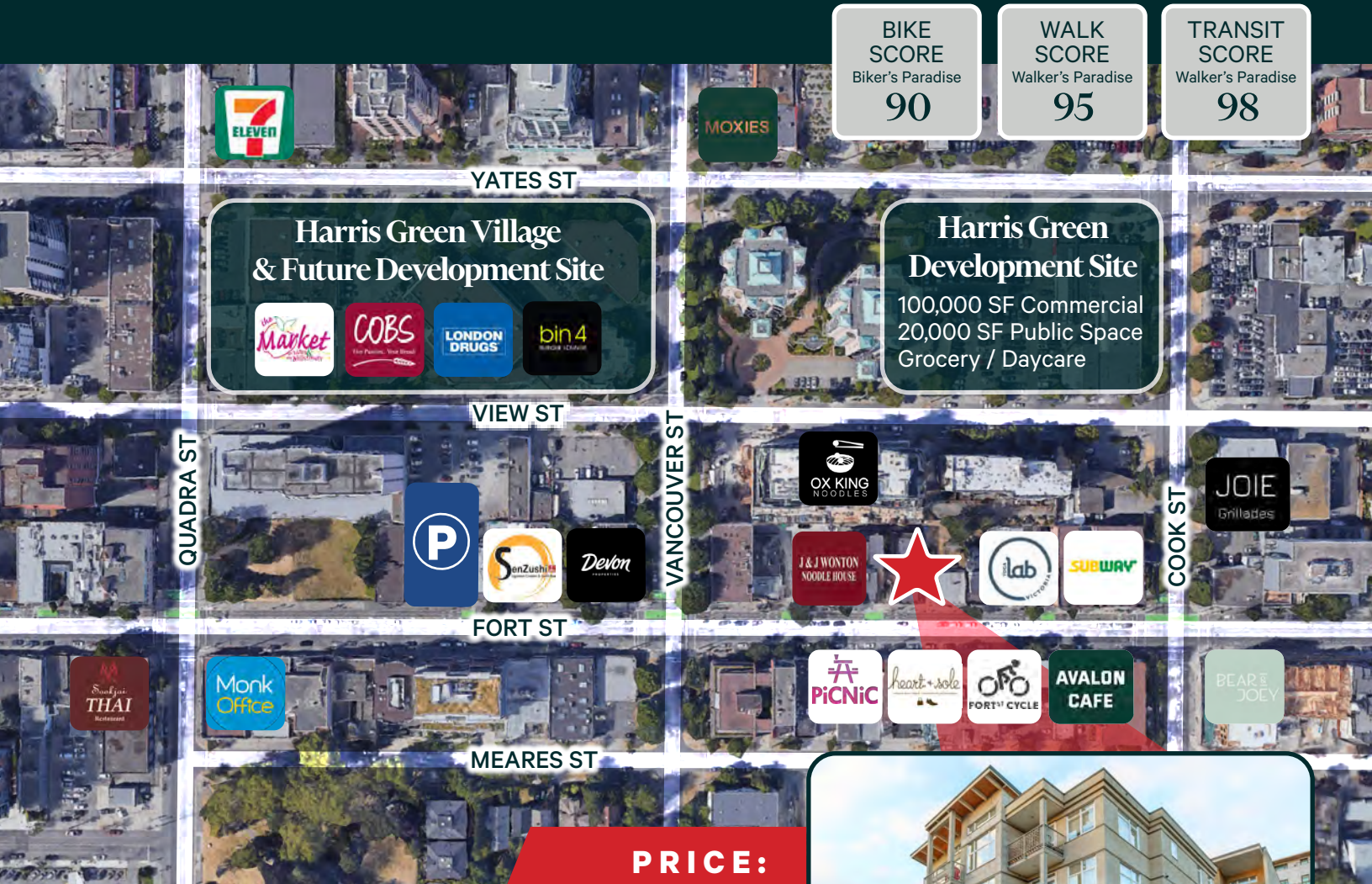
Fully Furnished Executive Office Space

1026 Fort St | Victoria, BC

CBRE

Victoria | 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 excellent proximity to an array of amenities and high residential density. Harris Green is going through 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
90

WALK
SCORE
Walker's Paradise
95

TRANSIT
SCORE
Walker's Paradise
98

PRICE:
\$1,250,000

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