

FOR LEASE

754
Fort St
VICTORIA, BC



Central & Bright Office Space with Direct Parking Access

- Abundance of Natural Light from Interior Atrium & Exterior Windows
- Located in the heart of the Central Business District
- Demisable Floor Plates
- Direct Access to 500+ Parking Stalls

CBRE

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Opportunity

CBRE Limited is pleased to present the opportunity to lease two full floor plates in Downtown Victoria. 754 Fort has a total of 15,497 sq. ft., with 8,243 sq. ft. on the second floor and 7,254 sq. ft. on the third floor. These floors include direct access to over 500 parking stalls in the View Street Parkade. Additional ground floor retail is available for a combined offering of 23,000 sq. ft. (See MLS# 930905 for more info) The tenant will also benefit from the vibrant surroundings with businesses, such as, Tim Hortons (in building), Cactus Club, The Bay Centre nearby.

Details

Size

8,243 SF (2nd Floor)

7,254 SF (3rd Floor)

15,497 SF combined

Available

August 1, 2024 or Earlier

Lease Rate

\$17.95 PSF

Additional Rent

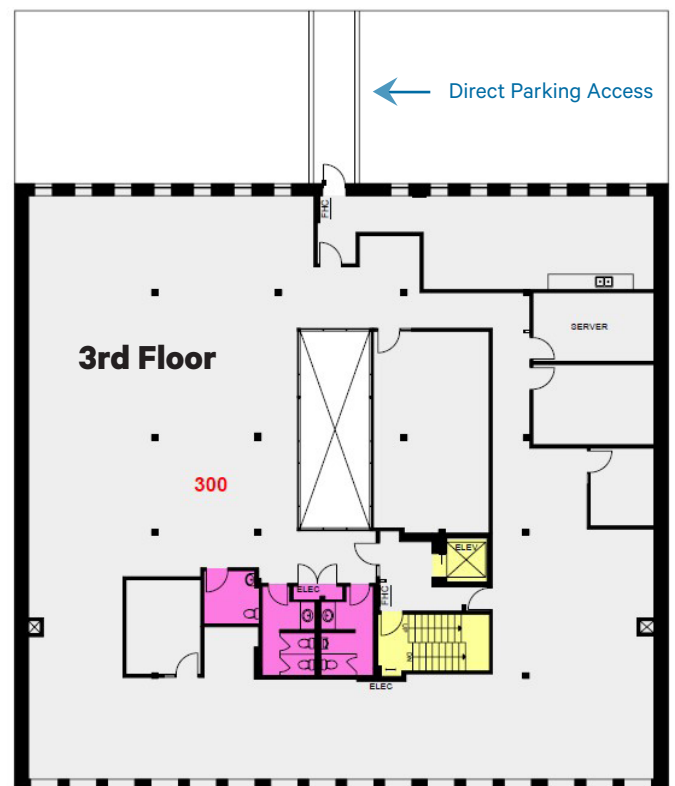
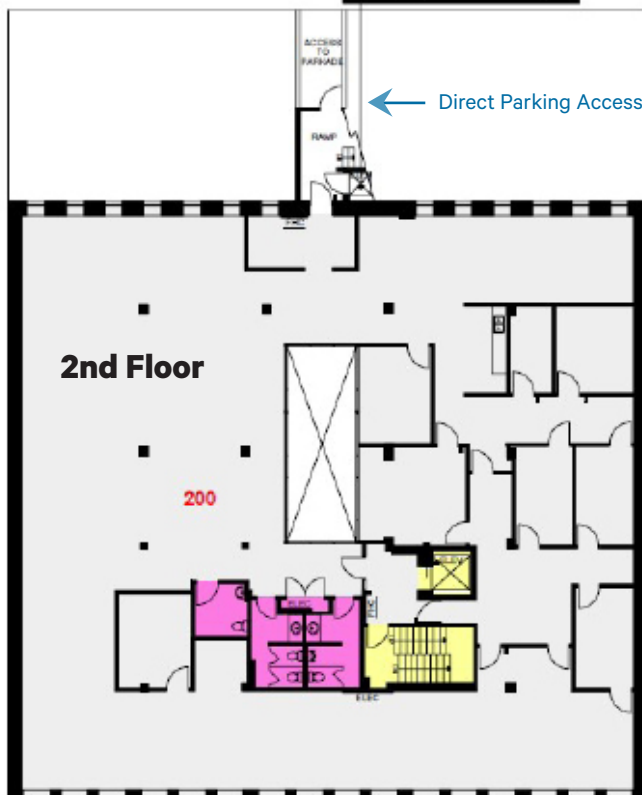
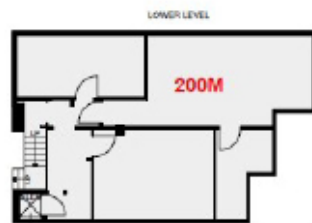
\$12.00 PSF

Zoning

Central Business District (CBD-1)

Allows for a Broad Array of Uses

***Tenant Improvement Allowance:
Available to qualified tenants**



Features



Natural Light from
Interior Atrium &
Exterior Windows



Surrounded by
Several Businesses &
Restaurants

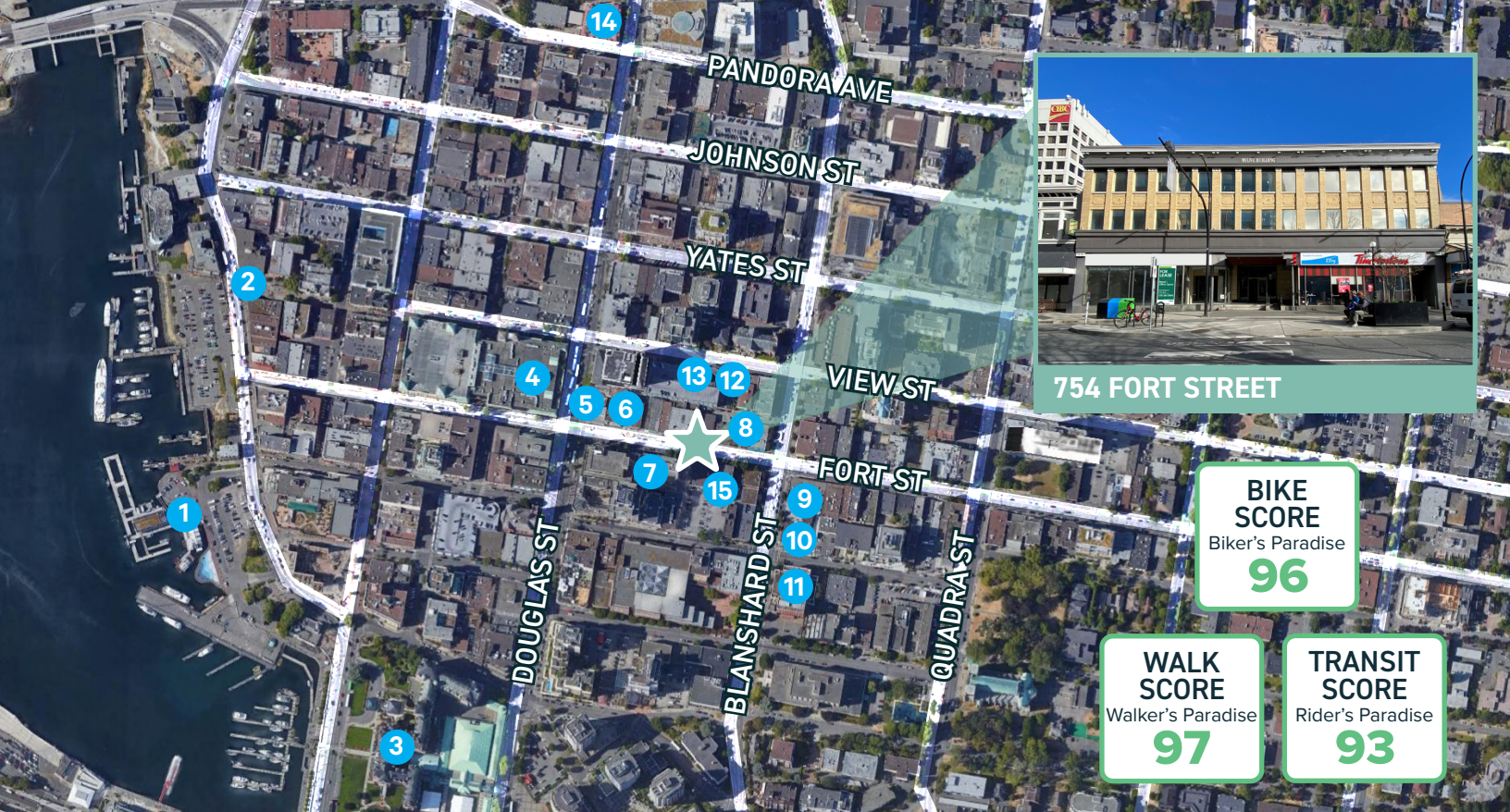


Convenient Downtown
Location



On Each Floor

- + Boardroom
- + Kitchen
- + Washrooms
- + Elevator Access
- + Direct Access to View St Parkade
- + Direct Sunlight from Atrium



- | | | |
|---------------------------|------------------|-------------------------------|
| 1. Harbour Air Terminal | 6. Crust Bakery | 11. Royal Theatre |
| 2. Bastion Square | 7. Russell Books | 12. Freedom Child Care Center |
| 3. Hotel Fairmont Empress | 8. La Taqueria | 13. View Street Parkade |
| 4. The Bay Centre | 9. Starbucks | 14. City Hall |
| 5. Cactus Club Café | 10. Be Love | 15. Big Feet Massage |

Location

Situated on Fort Street, in the hub of the Central Business District, this property is surrounded by a multitude of lifestyle amenities, including the Bay Centre, the Victoria Conference Centre, and a daycare in the vicinity, as well as various shops and restaurants. The building is easily accessible by public transportation and has direct private access to View Street Parkade from both floors. Its central location makes it a desirable spot for business looking to establish a presence in Victoria's bustling downtown core.

Contact Us

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