1010
FORT STREET
VICTORIA, BC

CBRE

For Lease

FLEXIBLE RETAIL/OFFICE SPACE WITH ON-SITE PARKING

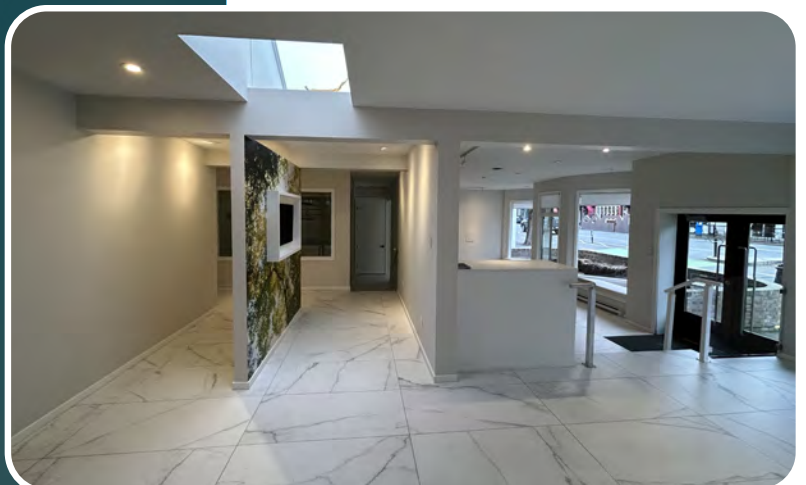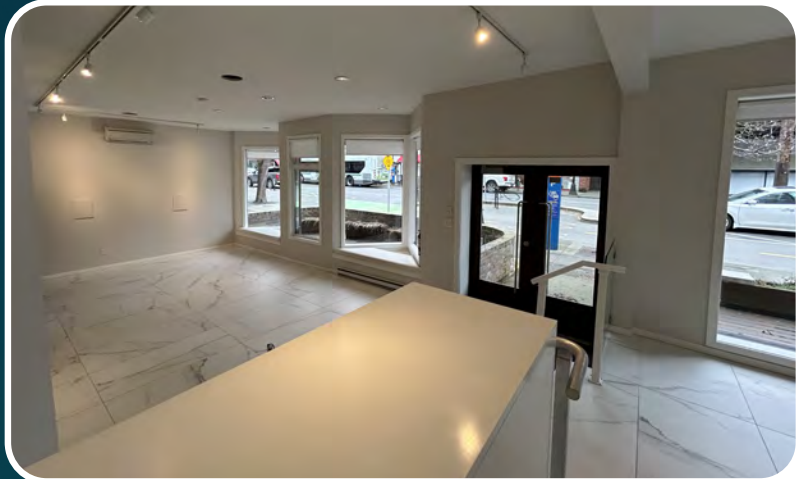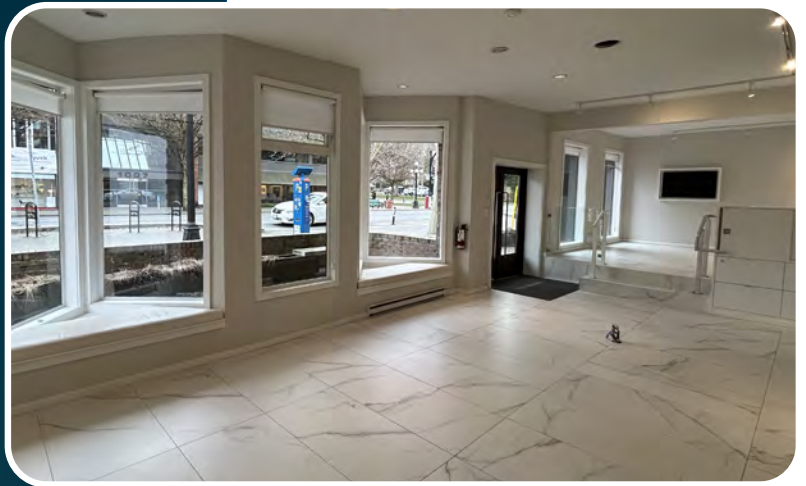# 1010

FORT STREET
VICTORIA, BC

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease 3,028 square feet of flexible retail/office space in the emerging Harris Green district of Downtown Victoria. This high quality space features two open concept rooms, two private offices, ample natural light via skylights and on-site parking for 5-7 vehicles. The CA-42 zoning allows for a wide variety of uses, including but not limited to retail, professional offices, personal services, and gymnasia. The Harris Green neighborhood benefits from plenty of nearby amenities including restaurants, grocery, boutique shops, and more.

HIGHLIGHTS

- 5-7 on-site parking stalls included behind building, accessible via drive aisle
- 4 heat pumps throughout the premises
- Skylights throughout to provide natural light
- Open concept work areas and private offices
- Kitchenette and accessible washroom
- Over 60 ft of frontage on one of VIctoria's busiest thoroughfares (Fort St)
- High visibility signage opportunity
- Street & lot parking available nearby
- Situated in an area slated for significant residential density
- Exceptional walk, bike & transit scores

CBRE

Municipal Address:	1010 Fort Street, Victoria, BC V8V 3K4
Leasable Area:	3,028 SF
Parking:	5-7 on-site parking stalls at back of building
Zoning:	CA-42 Harris Green Commercial District
Availability:	Immediately
Additional Rent:	$13.21 PSF

LEASE RATE: $19.00 PSF

UNIT SIZE:
3,028 SF

ZONING:

CA-42 - Harris Green Commercial District
Permitted uses include, but are not limited to:

- Retail
- Business and professional offices
- Personal Services, Including:
    - Barbering / Hairdressing
    - Tailoring
    - Shoe repair
    - Optical / Watch repair
- Cultural facilities, including:
    - Museums
    - Galleries and exhibits
- Laundry
- Gymnasia
- Restaurant / Cafe
- Studios

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
99

TRANSIT SCORE
Walker's Paradise
97

7-ELEVEN

MOXIES

YATES ST

Harris Green Village & Future Development Site

the Market · COBS · LONDON DRUGS · bin 4

Harris Green Development Site
100,000 SF Commercial
20,000 SF Public Space
Grocery / Daycare

VIEW ST

QUADRA ST

VANCOUVER ST

OX KING NOODLES

JOIE Grillades

COOK ST

P

SenZushi · Devon Properties

J & J WONTON NOODLE HOUSE

ilab VICTORIA · SUBWAY

FORT ST

Suakjai THAI Restaurant

Monk Office

PiCNiC · heart + sole · FORT ST CYCLE · AVALON CAFE · BEAR & JOEY
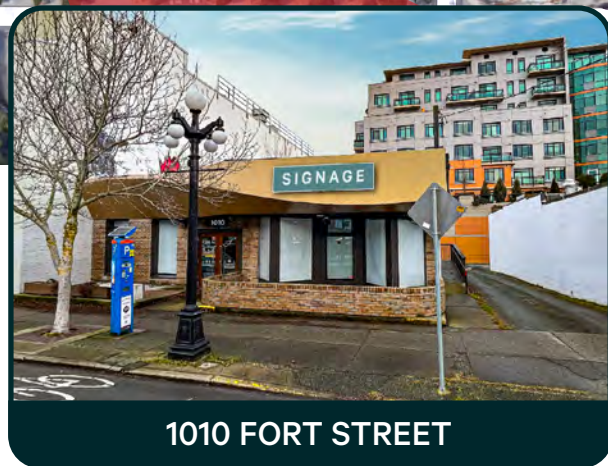
MEARES ST

SIGNAGE

1010 FORT STREET

Contact Us

Cooper Anderson
Sales Associate
Brokerage Services
250 386 0276
cooper.anderson@cbre.com

Ross Marshall
Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

www.cbrevictoria.com | www.cbre.ca

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