

1010

FORT STREET
VICTORIA, BC

CBRE

For Lease

*FLEXIBLE RETAIL/OFFICE SPACE
WITH ON-SITE PARKING*



1010

FORT STREET
VICTORIA, BC

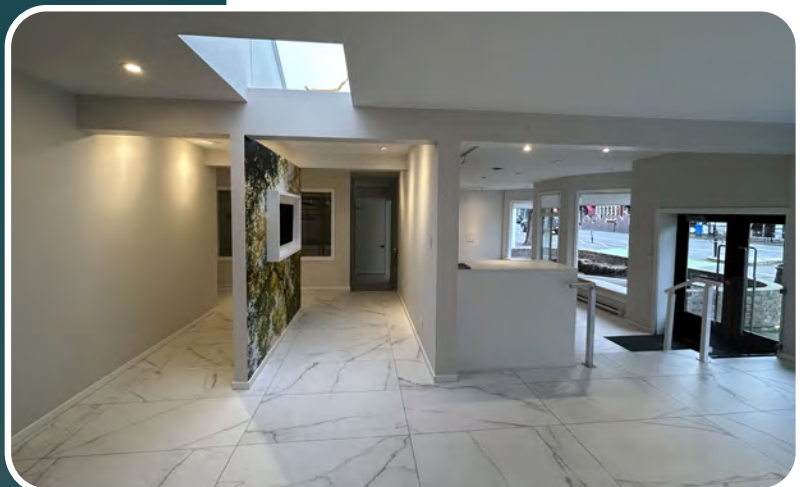
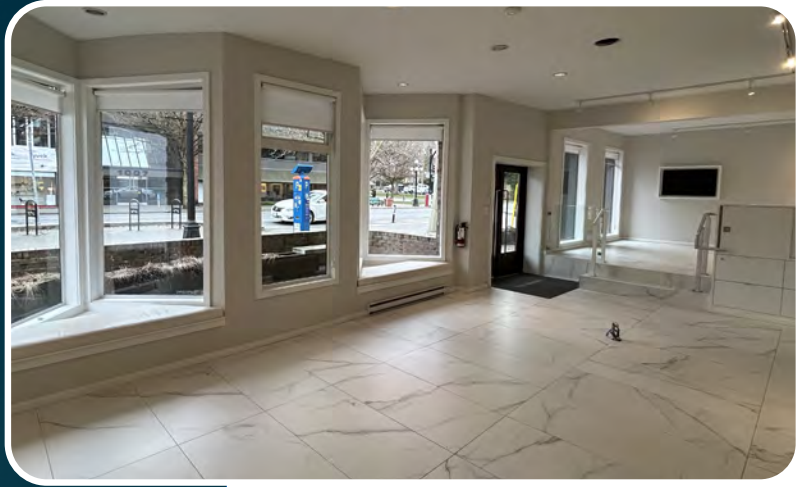
THE OPPORTUNITY

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



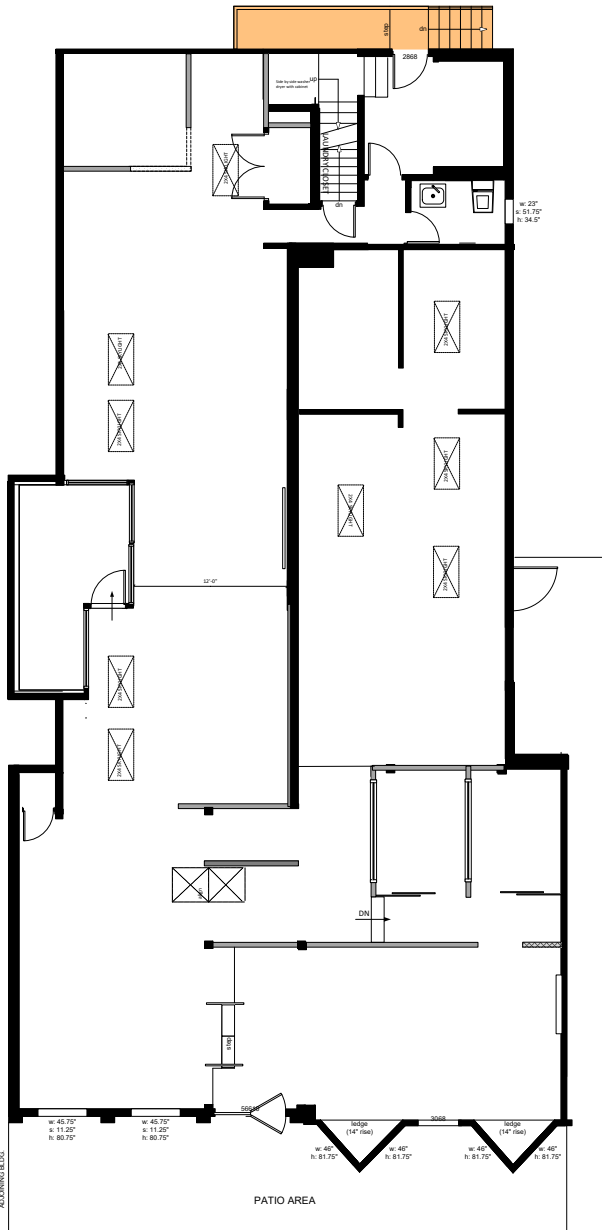
1010 FORT STREET - PROPERTY DETAILS

| | |
|---------------------------|--|
| 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: \$23.00 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

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

VIEW ST

QUADRA ST

VANCOUVER ST

COOK ST

FORT ST

MEARES ST

OX KING NOODLES

JOIE Grillades

J & J WONTON NOODLE HOUSE

ilab

SUBWAY

THAI

Monk Office

PiCNiC

heart + sole

FORT CYCLE

AVALON CAFE

BEAR & JOEY

COBS

LONDON DRUGS

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Devon

SenZushi

P

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