

FOR LEASE

Waterfront Retail/ Office Space

1111 WHARF STREET
VICTORIA BC



Opportunity

CBRE Limited is pleased to present the opportunity to lease 1111 Wharf Street. The unit can be accessed through its own ground floor entrance off Wharf Street as well as a back entrance through the common foyer areas of the building. The unit is an open concept space with heritage brick walls, high ceilings, and ample natural light facing the waterfront. It is currently built-out for office use with two private rooms, a storage closet, and a kitchenette area. Shared washrooms are in the common foyer area. There are significant signage areas along Wharf Street with considerable amounts of foot, cycle, and drive by traffic during peak hours and weekends. The parking lot across the street provides ease of access for clients or customers to visit. With OTD-1 Zoning, this unit is suitable for a variety of business uses.



WATERFRONT UNIT



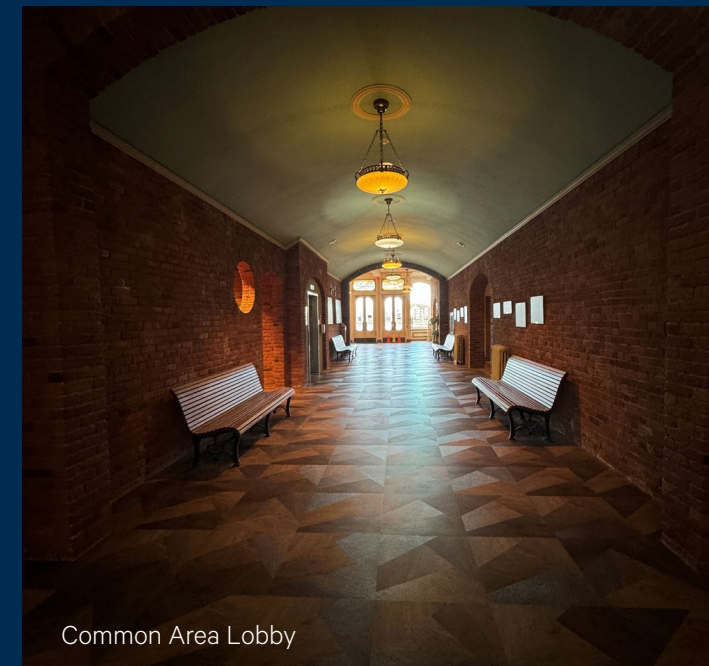
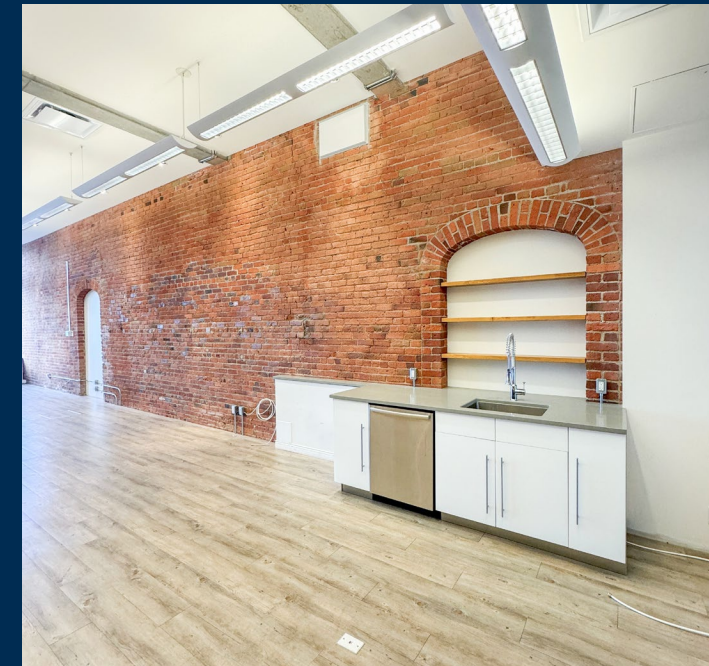
AMPLE NATURAL LIGHT



KITCHENETTE



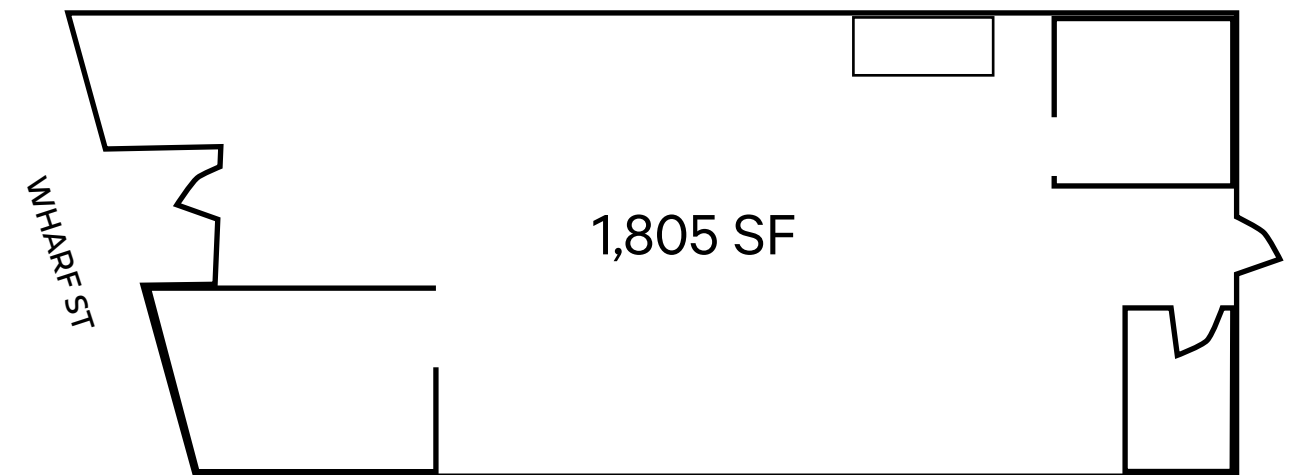
NEARBY SEVERAL AMENITIES



Common Area Lobby

Details

Size	1,805 SF
Lease Rate	\$ 28.00
Additional Rent	\$ 21.42
Available	Immediately
Zoning	OTD-1: Old Town District



Downtown Victoria

HISTORIC & CONVENIENT



Located in Downtown Victoria, this remarkable property, known as the Rithet Building, is a collection of three separate buildings that were constructed between 1861 and 1885. Steps away from Bastion Square and neighbours prominent restaurants including Darcy's Pub and the Keg Steakhouse + Bar. Across the street there is a large parking lot that leads directly to Harbour Air Seaplanes. Transportation options are plentiful with bike lanes, sidewalks, and car access readily available. Boasting a central location, this property offers exceptional visibility and accessibility, making it an ideal choice for businesses seeking a vibrant and convenient setting.



89
BIKE SCORE

94
WALK SCORE

93
TRANSIT SCORE



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