



FOR SUBLEASE

Waterfront Office Opportunity

- » **First Floor** | 1,604 SF
 - » **Second Floor** | 10,383 SF
 - » **Patio** | 1,266 SF
- Total 13,253 SF**

1117

WHARF STREET

The Historic Rithet Building



Historic Charm



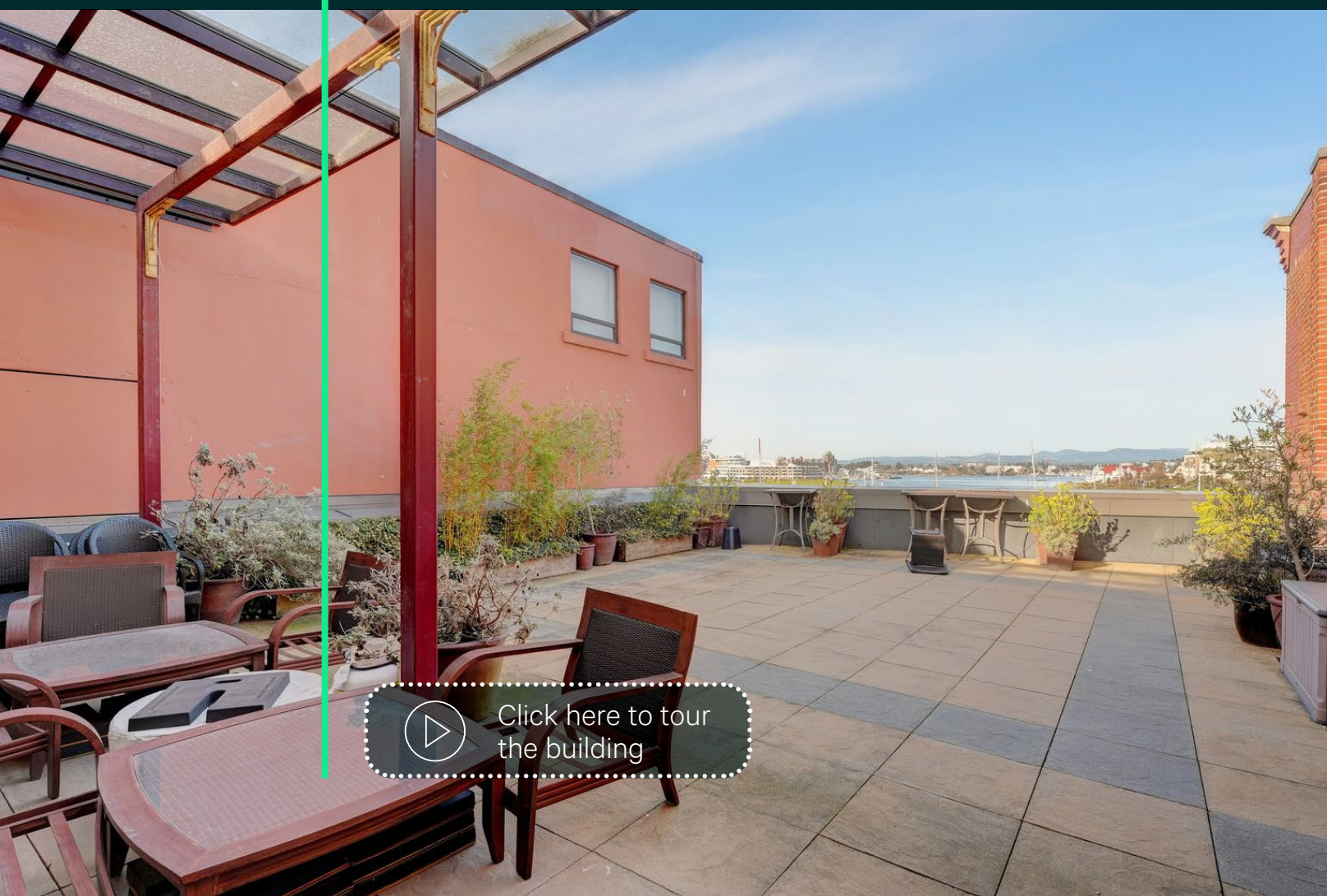
Waterfront Views



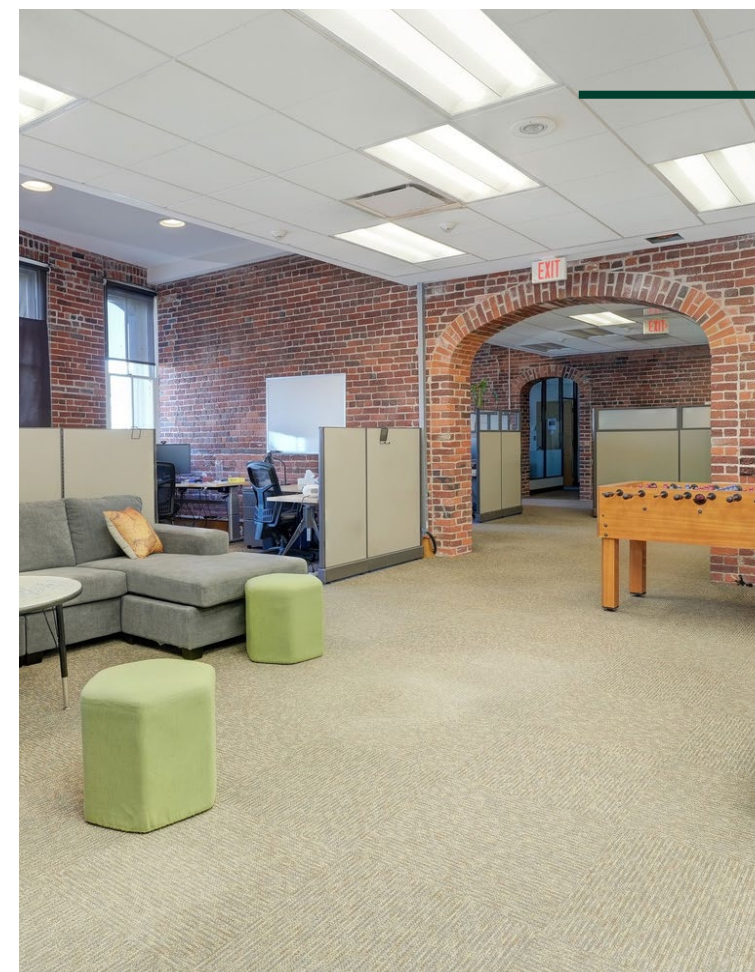
Rooftop Patio



Nearby Several Amenities



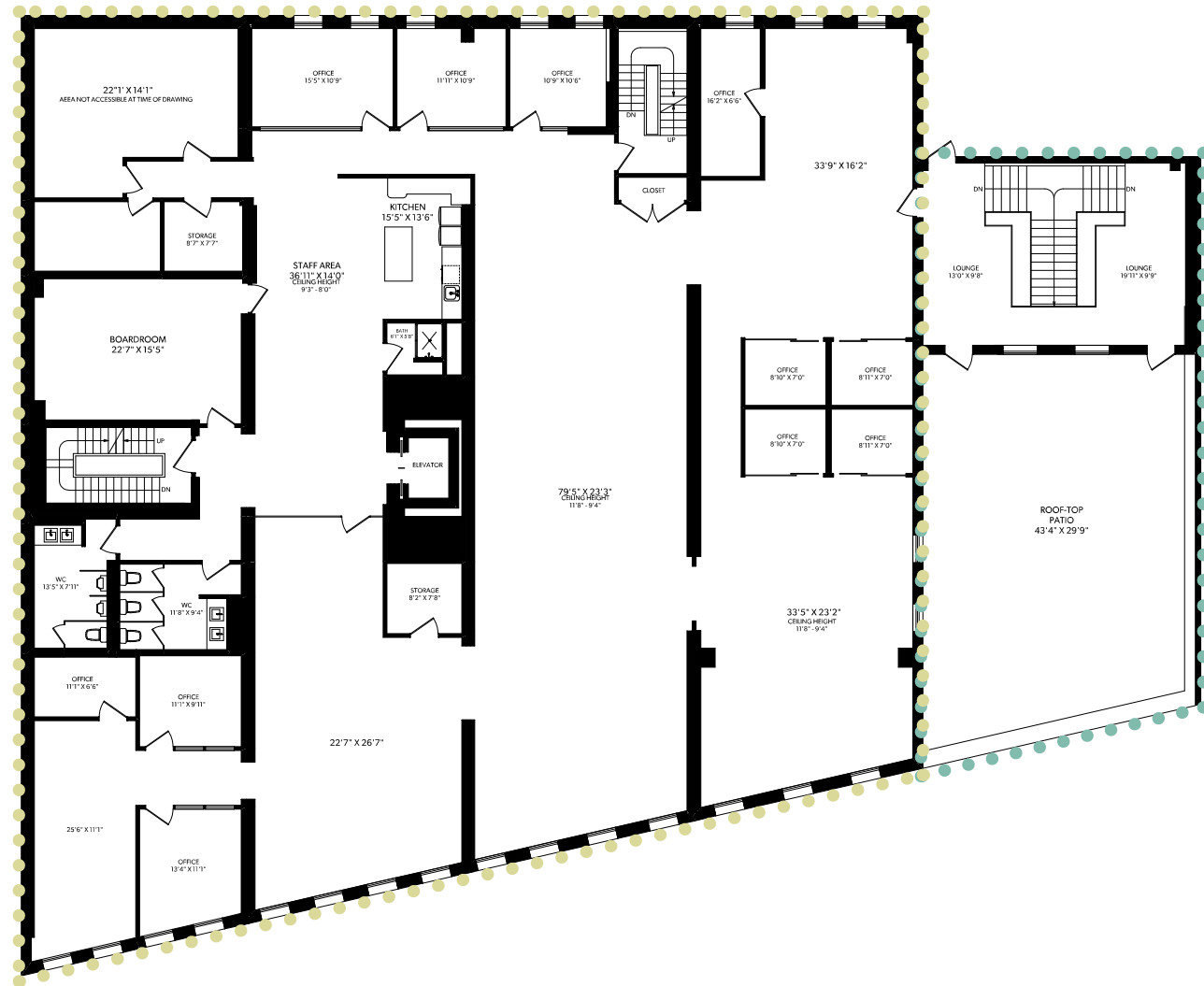
Click here to tour the building



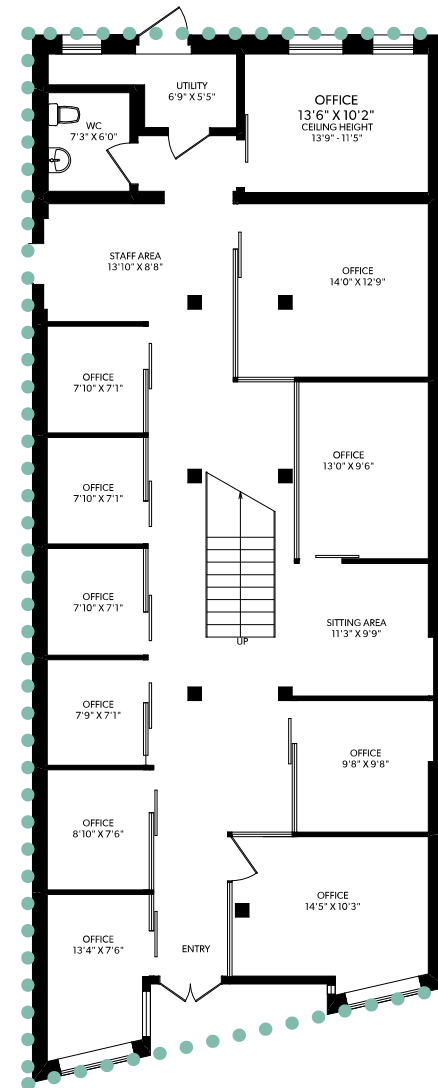
The Opportunity

CBRE Victoria is pleased to present the opportunity to sublease a waterfront office space in the historic Rithet Building. Located at 1117 Wharf Street offering two floors, with 1,604 SF on the 1st floor and 9,810 SF on the 2nd floor, plus a spacious 1,266 SF roof top patio and 573 SF mezzanine. The unit can be accessed through its own ground floor entrance off Wharf Street or from the building lobby by elevator. It is suitable for a variety of office uses with the ability to be divided into private offices or an open floor plan or a mix of both. There are 22 private offices, private washroom, kitchenette, and boardroom. The rooftop patio offers harbour front views. Easy access parking is available across the street.

2nd Floor & Rooftop Patio



1st Floor



Details

Option 1: 1107 Wharf Street

1st Floor 1,604 SF

Mezzanine 573 SF

Patio Area 1,266 SF

Option 2: 1117 Wharf Street

2nd Floor 9,810 SF

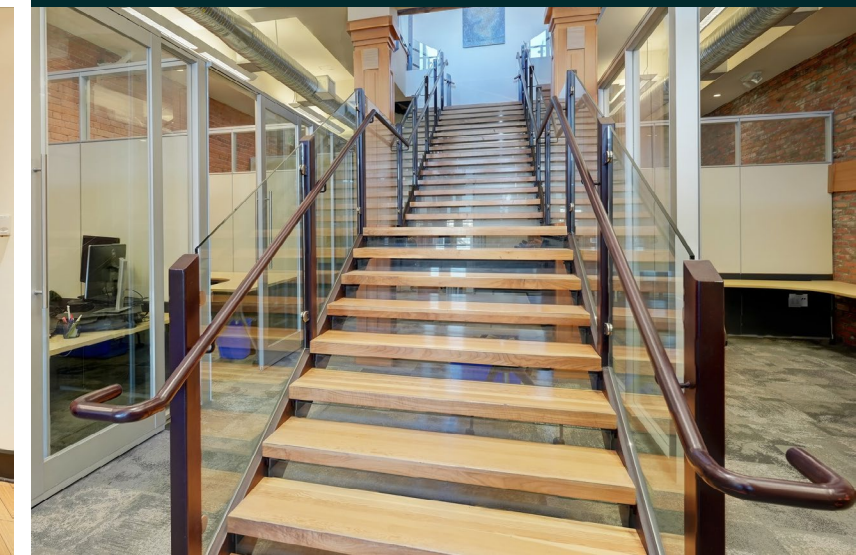
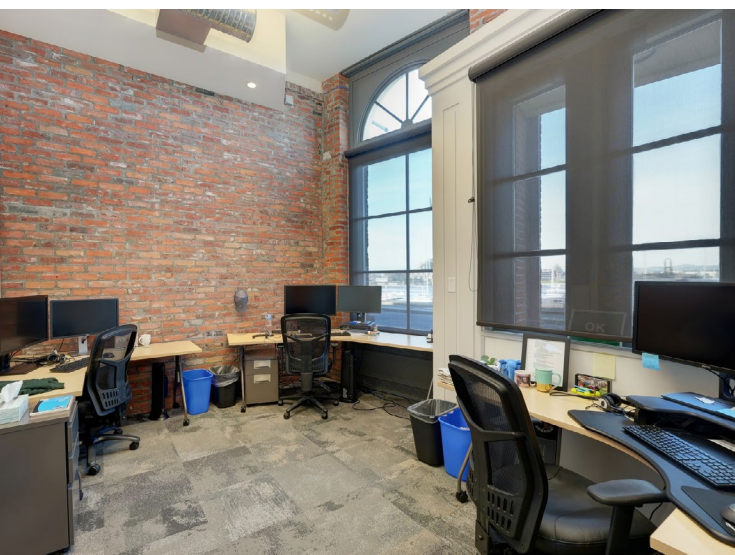
Total Combined Size 13,253 SF

Sublease Rate Contact Listing Agent

Additional Rent \$21.42 PSF (est.)

Available Immediately

Zoning OTD-1: Old Town District 1





1117

WHARF STREET

Located in the vibrant waterfront district of Victoria, BC, 1117 Wharf Street boasts a prime position that offers breathtaking views of the iconic Empress Hotel. This bustling area is a hub of activity, with a plethora of shops, restaurants, and entertainment options within close proximity. The diverse range of offerings ensures a constant stream of foot traffic, attracting both locals and tourists alike.

One of the key advantages of this location is its accessibility. With excellent walk, bike, and traffic scores, navigating the area is a breeze. For visitors arriving by ferry or seaplane, the nearby Harbour Air and Victoria Clipper terminal provide convenient access to and from the property. Additionally, public transportation options, such as bus stops and taxi stands, are readily available, making it easy to explore other parts of the city.

94 
WALK SCORE

89 
BIKE SCORE

93 
TRANSIT SCORE





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CBRE

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