

# 810

BLANSHARD STREET



## Move-in Ready Office with City Views & Private Patio Space

» **Floor Plate Sizes** | 7,856-11,001 SF

» **Private Patio** | 3,303 SF














**Total** | 34,569 SF

Office | For Lease

**CBRE**



# BUILDING

-  Four storeys of office space totaling 34,569 SF
-  Floorplates range from 7,856 SF to 11,001 SF
-  3,303 SF patio
-  3,187 SF of additional storage space
-  Kitchenette on each floor
-  Common washrooms on each floor
-  Boardroom on each floor
-  Secure bicycle storage
-  Underground parking
-  Break/lounge area on each floor
-  End of trip facilities
-  Convenient location
-  Flexible floorplates

04 OFFICE SPACE  
7,856 SF

03 OFFICE SPACE  
7,856 SF

02 OFFICE SPACE & PRIVATE PATIO  
7,856 SF  
3,303 SF Patio

01 OFFICE SPACE  
11,001 SF

LF LOWER FLOOR  
3,524 SF Storage Space

DETAILS  
+ DATA





# 810 BLANSHARD STREET

CBRE Limited is thrilled to offer a fabulous opportunity to lease office space in the prestigious Robert Ker Building. Nestled between Downtown and Fairfield, 810 Blanshard Street, boasts four impressive full-floor office plates, with sizes from 7,856 SF to 11,001 SF, with possible further demising options to accommodate prospective tenants. Additional building amenities include secure bicycle storage, change rooms, shower facilities, underground parking and additional storage space. The second floor offers a spacious 3,303 SF deck providing spacious outside space and city scape views. Its on-site parking and high walk, bike, and transit scores makes commuting to 810 Blanshard almost as good as a walk in the park. Good thing Victoria's Iconic Beacon Hill Park is only 500 meters away.



## BUILDING FEATURES

- End of trip facilities
- Secure bicycle storage
- Underground parking
- Additional storage space
- Private patio
- Flexible floorplates

## AVAILABLE AREAS

|             |                           |
|-------------|---------------------------|
| Suite 100   | 11,001 SF                 |
| Suite 200   | 7,856 SF + 3,303 SF Patio |
| Suite 300   | 7,856 SF                  |
| Suite 400   | 7,856 SF                  |
| Total Size: | 34,569 SF                 |

## ZONING: CBD-1 CENTRAL BUSINESS DISTRICT

- Office
- Financial service
- Personal service
- Retail liquor sale
- Utility
- Hotel
- Brew pub
- Assisted living facility
- Civic facility
- Cultural facility
- Home occupation
- Retail Trade
- Residential
- Food & beverage service
- Equipment rental
- Drinking establishment
- Care facility
- Assembly

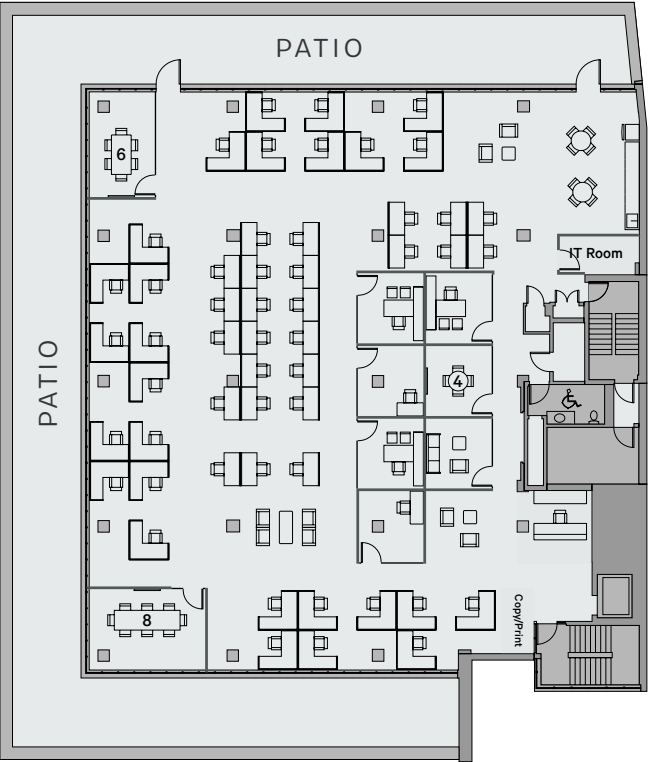
## NET RENT AVAILABLE ADDITIONAL RENT

|                       |             |            |
|-----------------------|-------------|------------|
| Contact Listing Agent | Immediately | \$9.12 PSF |
|-----------------------|-------------|------------|



# 02 LEVEL | TEST FIT

CREATIVE OFFICE



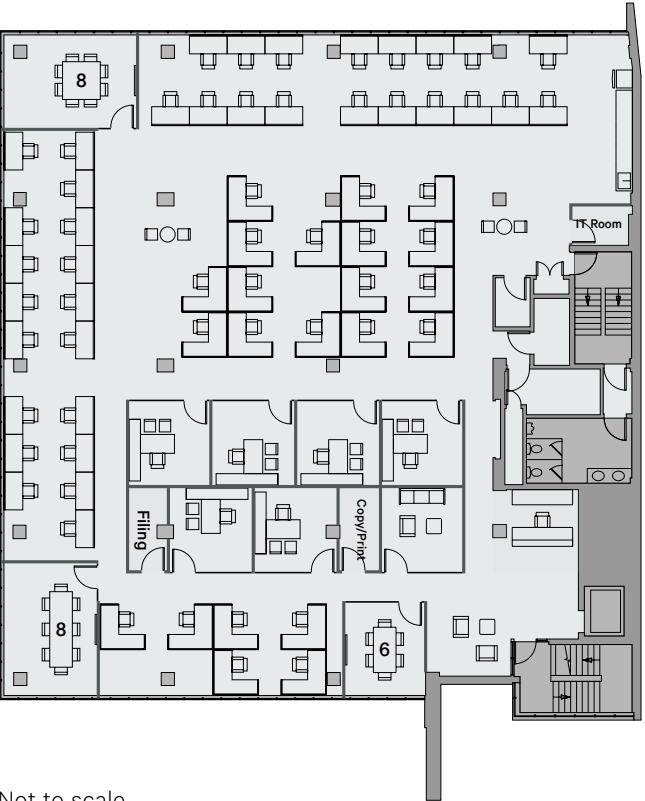
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## Seat Count

- 25 Open Workstation
- 27 Workstation
- 3 Office
- 2 Focus Room
- 8 Breakout Area
- 18 Conference Room
- 4 Huddle Room
- 8 Kitchen & Lounge
- 1 Reception
- 2 Support Space

# 04 LEVEL | TEST FIT

TECH OFFICE



Not to scale

## Seat Count

- 36 Open Workstation
- 23 Workstation
- 6 Office
- 6 Breakout Area
- 22 Conference Room
- 4 Huddle Room
- 1 Reception
- 3 Support Space



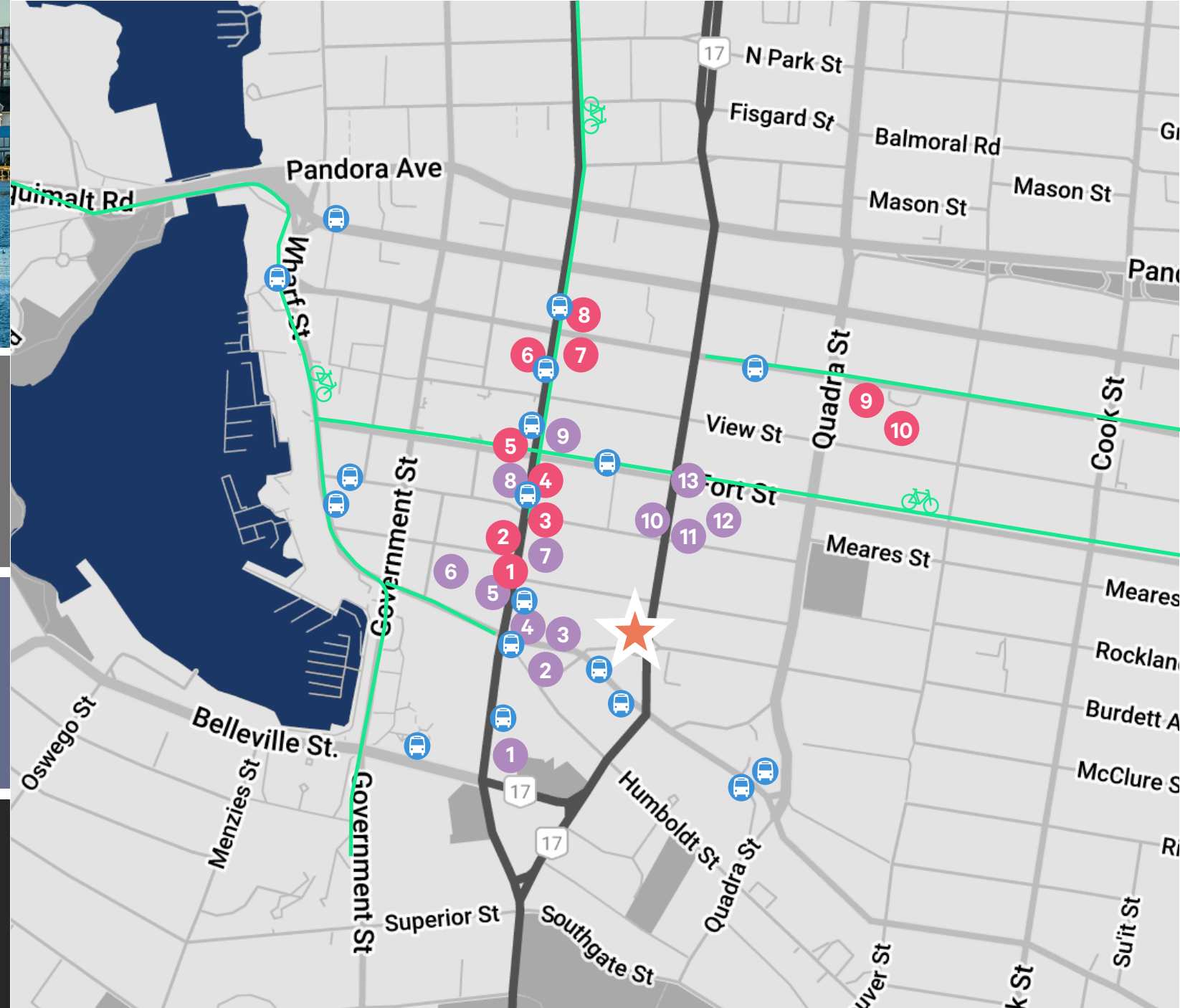




WALK  
SCORE  
**99**

TRANSIT  
SCORE  
**92**

BIKE  
SCORE  
**84**



# LOCATION

810 Blanshard Street is located in the heart of Victoria, surrounded by numerous eateries, shops, and cultural attractions. Nearby landmarks include the Royal Theatre, Beacon Hill Park, the Fairmont Empress and the Victoria Conference Centre. The location offers easy access to public transportation. An ideal location for those seeking a central, vibrant, urban environment.

## CAFES + RESTAURANTS

1. The Old Spaghetti Factory
2. Starbucks
3. Ithaka Greek
4. Browns Socialhouse
5. Noodlebox
6. The Courtney Room
7. The Sticky Wicket Bar & Restaurant
8. Chipotle
9. Cactus Club Cafe

10. Tourist Wine Bar
11. Discovery Coffee
12. Superflux
13. Starbucks

## BUSINESSES

1. National Bank
2. Rexall
3. Island Savings
4. RBC Royal Bank
5. TD Canada Trust
6. Shoppers Drug Mart
7. BMO Bank of Montreal
8. Scotiabank
9. London Drugs





# 810

## BLANSHARD STREET



### Contact Agents

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# CBRE

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