

HUDSON DISTRICT



Join Victoria's Historic Hudson District

RETAIL & OFFICE LEASE OPPORTUNITIES



Historic & Established

The historic Hudson District features six buildings: Hudson Walk One, Hudson Walk Two, Hudson Place One, Hudson House, Hudson Mews, and the Victoria Public Market. These buildings are home to a strong office, residential, and retail community all within walking distance of Downtown Victoria's finest attractions. Each offering stunning views, modern finishes, and efficient layouts.



Site Plan



Highlights

- ★ Over 977 existing residential units
- ★ Easily accessible via all modes of transportation
- ★ Demisable & flexible units
- ★ Strong & diverse existing tenant mix

Available Units

- HUDSON MEWS
 - UNIT 110 (OFFICE)
 - UNIT 120 (OFFICE)
- HUDSON HOUSE
 - UNIT 101 (RETAIL)

HUDSON MEWS

UNIT 110 - 780 FISGARD STREET
OFFICE/RETAIL OPPORTUNITY

Details

SIZE

2,172 SF

LEASE RATE

Contact Listing Agents

ADDITIONAL RENT

\$19.00 PSF

AVAILABLE

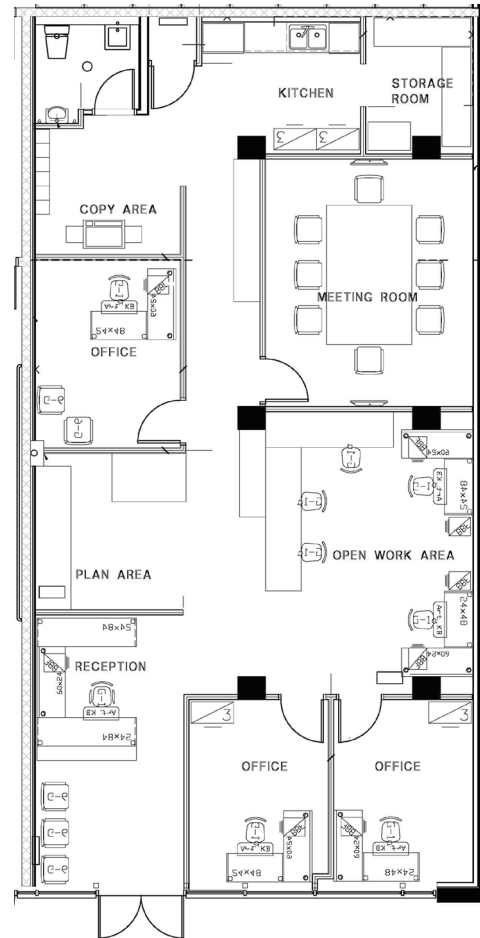
Immediately

ZONING

CBD-2: Central Business District
2 - Site Specific

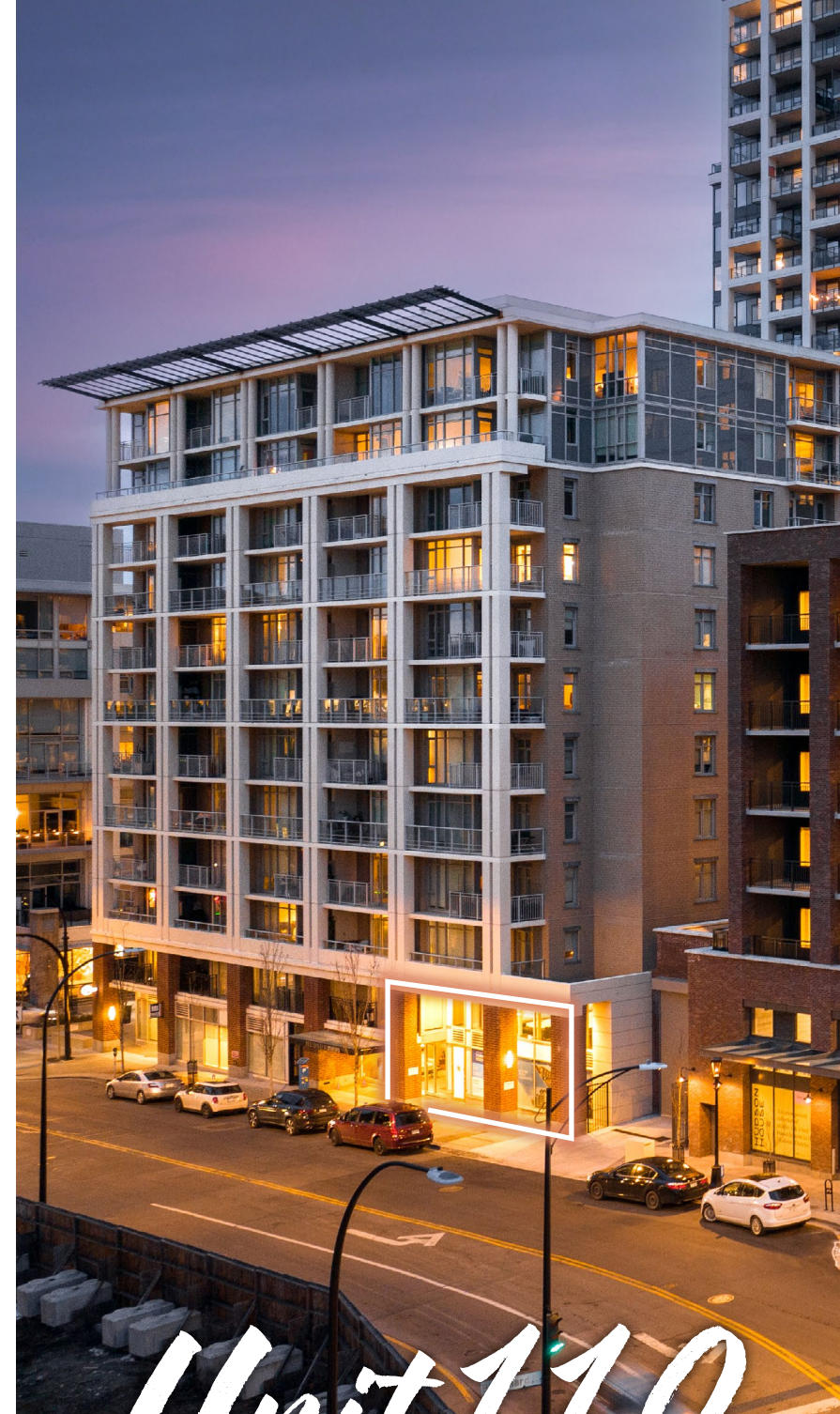
PARKING

32 commercial stalls



Highlights

- * Built-out office unit with 3 offices, meeting room, kitchen, & reception area
- * Unit can be built out for retail/food/service use



Unit 110

HUDSON MEWS

UNIT 120 - 780 FISGARD STREET
OFFICE OPPORTUNITY

Details

SIZE

2,429 SF

LEASE RATE

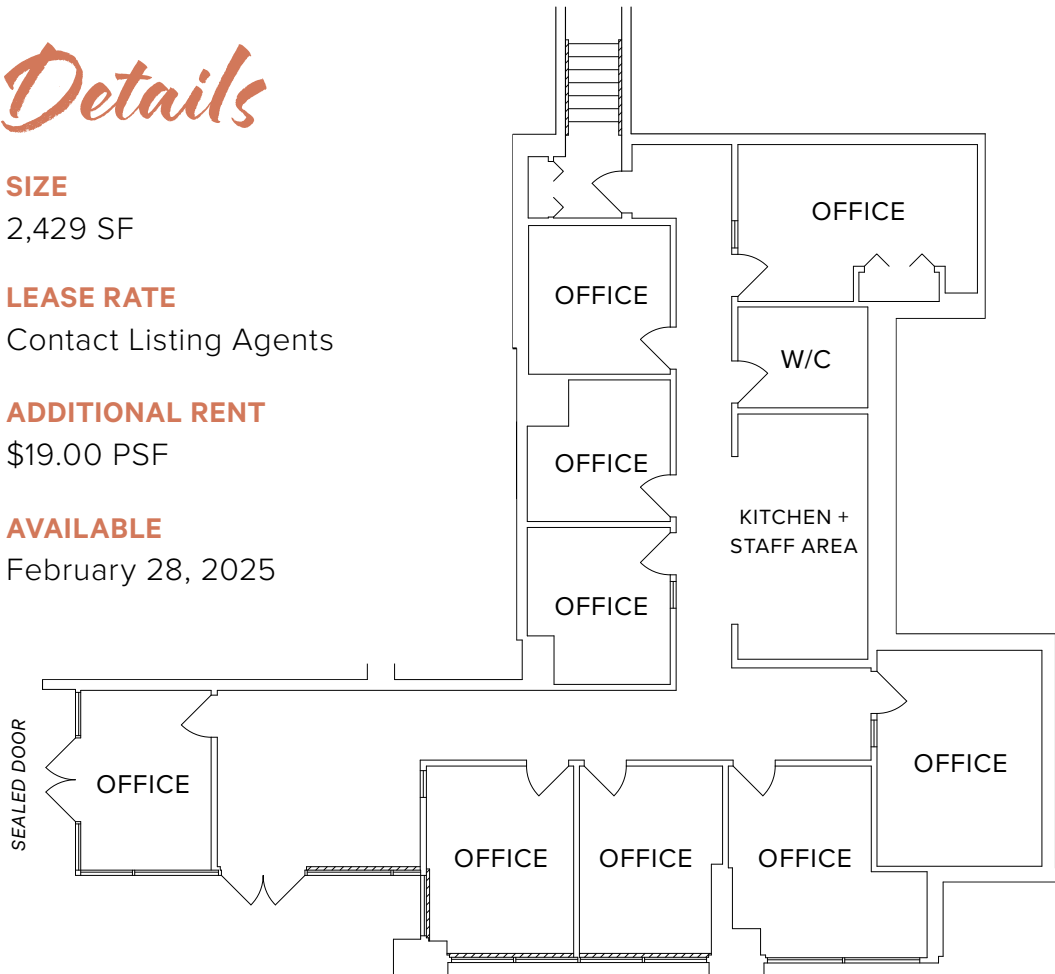
Contact Listing Agents

ADDITIONAL RENT

\$19.00 PSF

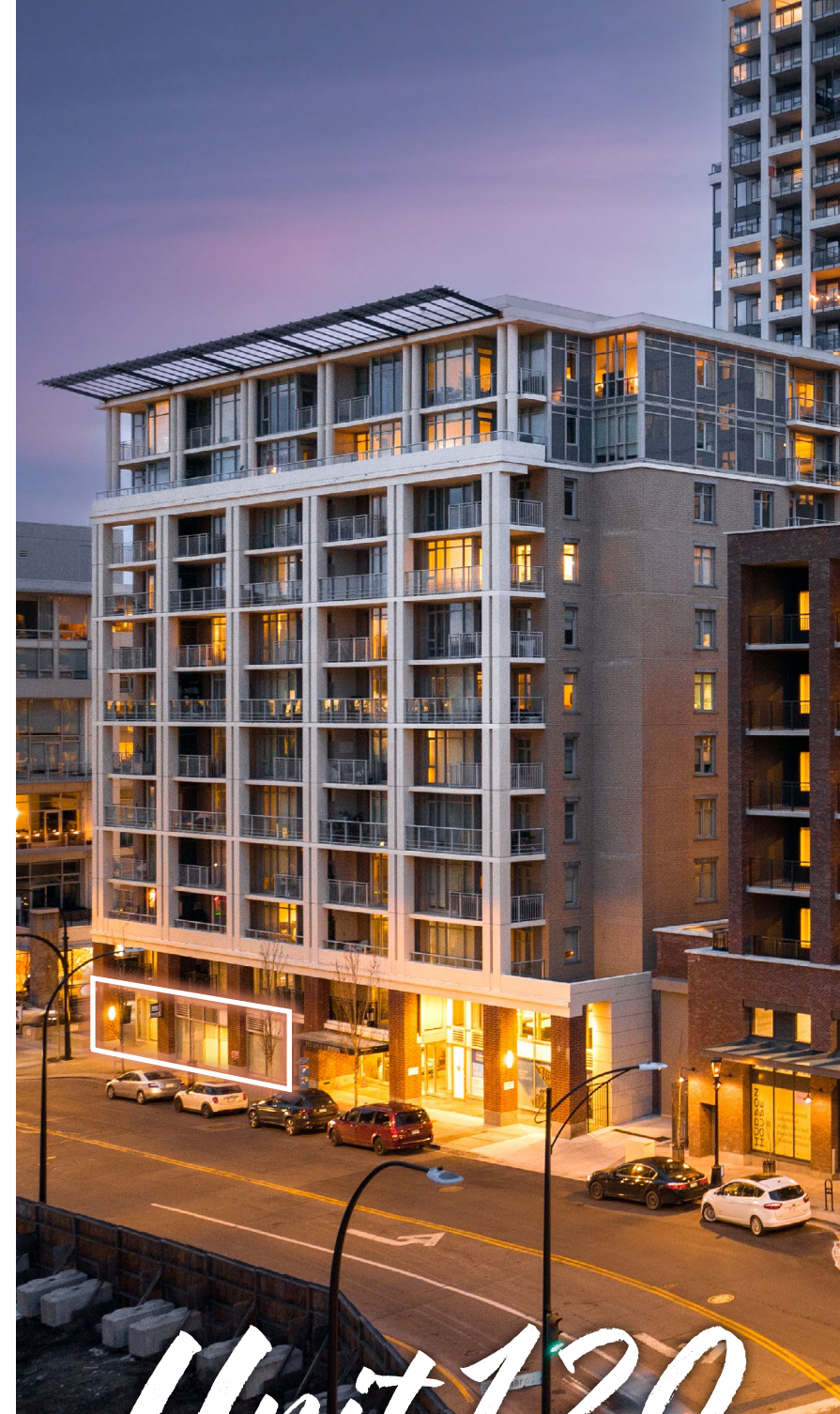
AVAILABLE

February 28, 2025



Highlights

* Built-out office unit with 9 offices, 1 private washroom, kitchen, & staff area



Unit 120

HUDSON HOUSE

UNIT 101 - 1700 BLANSHARD STREET
RETAIL/RESTAURANT OPPORTUNITY

Details

SIZE

4,537 SF

LEASE RATE

Contact Listing Agents

ADDITIONAL RENT

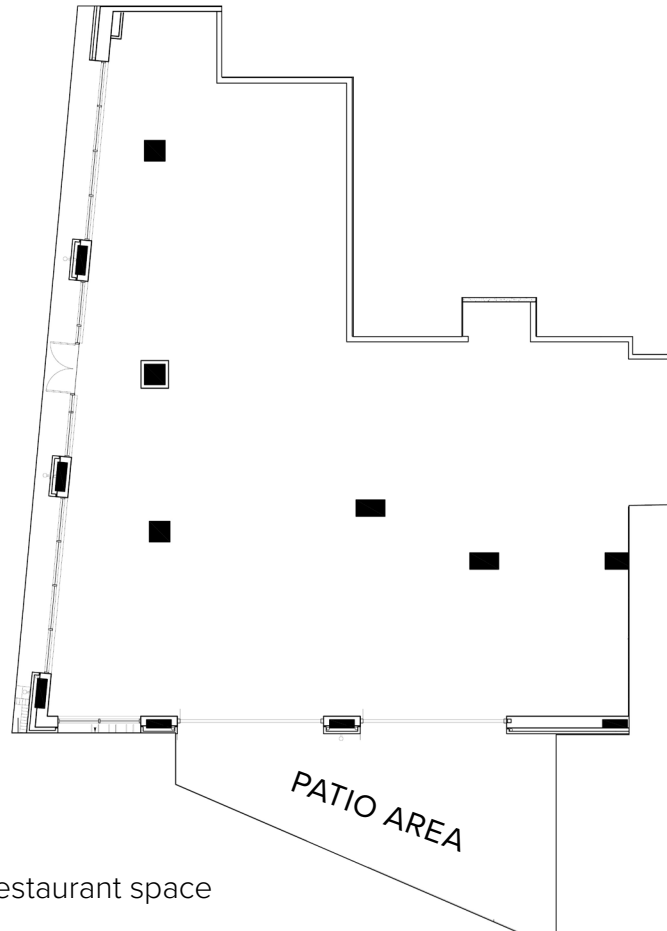
\$26.30 PSF

AVAILABLE

Immediately

PARKING

106 commercial stalls



Highlights

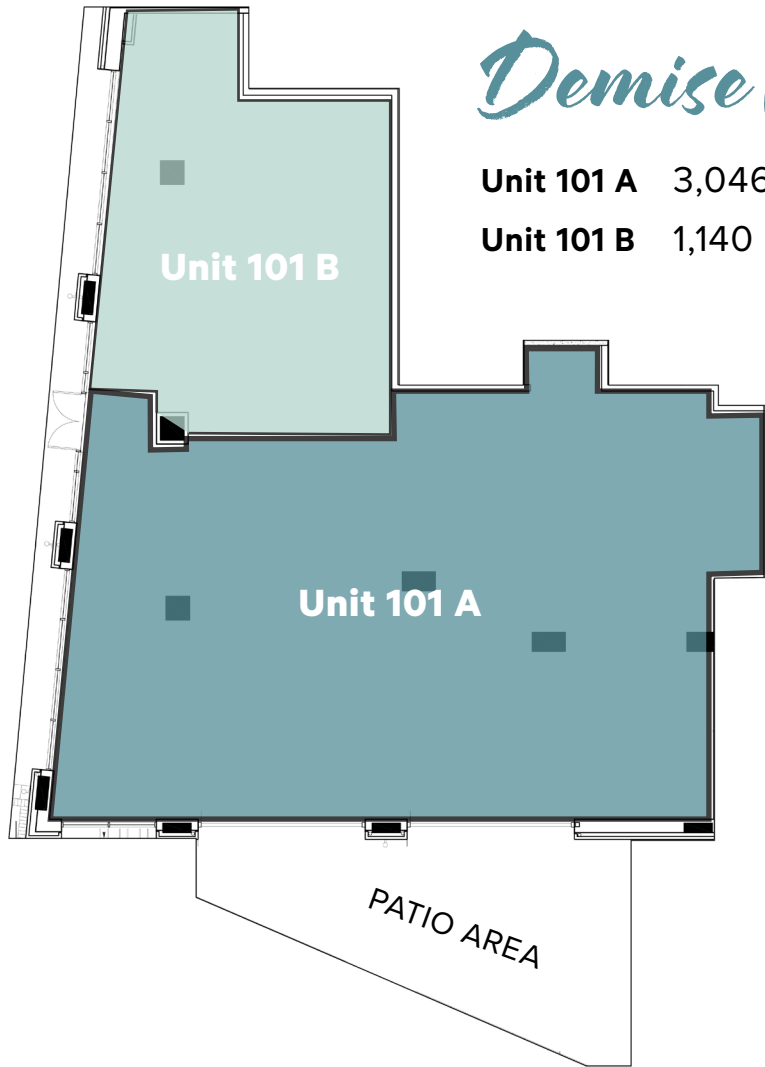
- * Brand new prime retail/restaurant space
- * 14'9" ceiling heights
- * Ventilation & direct access to loading bay
- * Excellent frontage for QSR or restaurant user
- * Patio opportunity with 2 large roll-up garage doors
- * Commercial elevator located beside patio area



Unit 101

HUDSON HOUSE

UNIT 101 - 1700 BLANSHARD STREET
RETAIL/RESTAURANT OPPORTUNITY



Demise Options

Unit 101 A 3,046 SF

Unit 101 B 1,140 SF

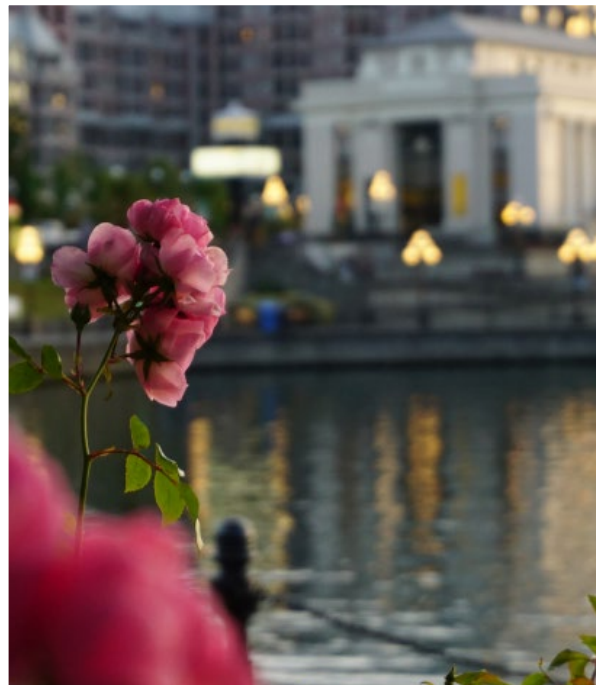


Unit 101



Location

The Hudson District spans two blocks in Victoria's downtown core, surrounded by four main roadways: Caledonia Avenue, Blanshard Street, Fisgard Street, and Douglas Street. The district is highly accessible via all modes of transportation and is conveniently located just steps away from several downtown amenities, including the Victoria Public Market, Harbour Air, Save-On-Foods Memorial Centre, Centennial Square, Market Square, and The Bay Centre. Surrounding the Hudson District is a plethora of restaurants, shops, cafes, and services, making it convenient for both living and working in the area.



The people - 1 km radius



17,580
Population



3,849
Households



72.5%
Labour force participation



\$79,312
Avg. Household Income

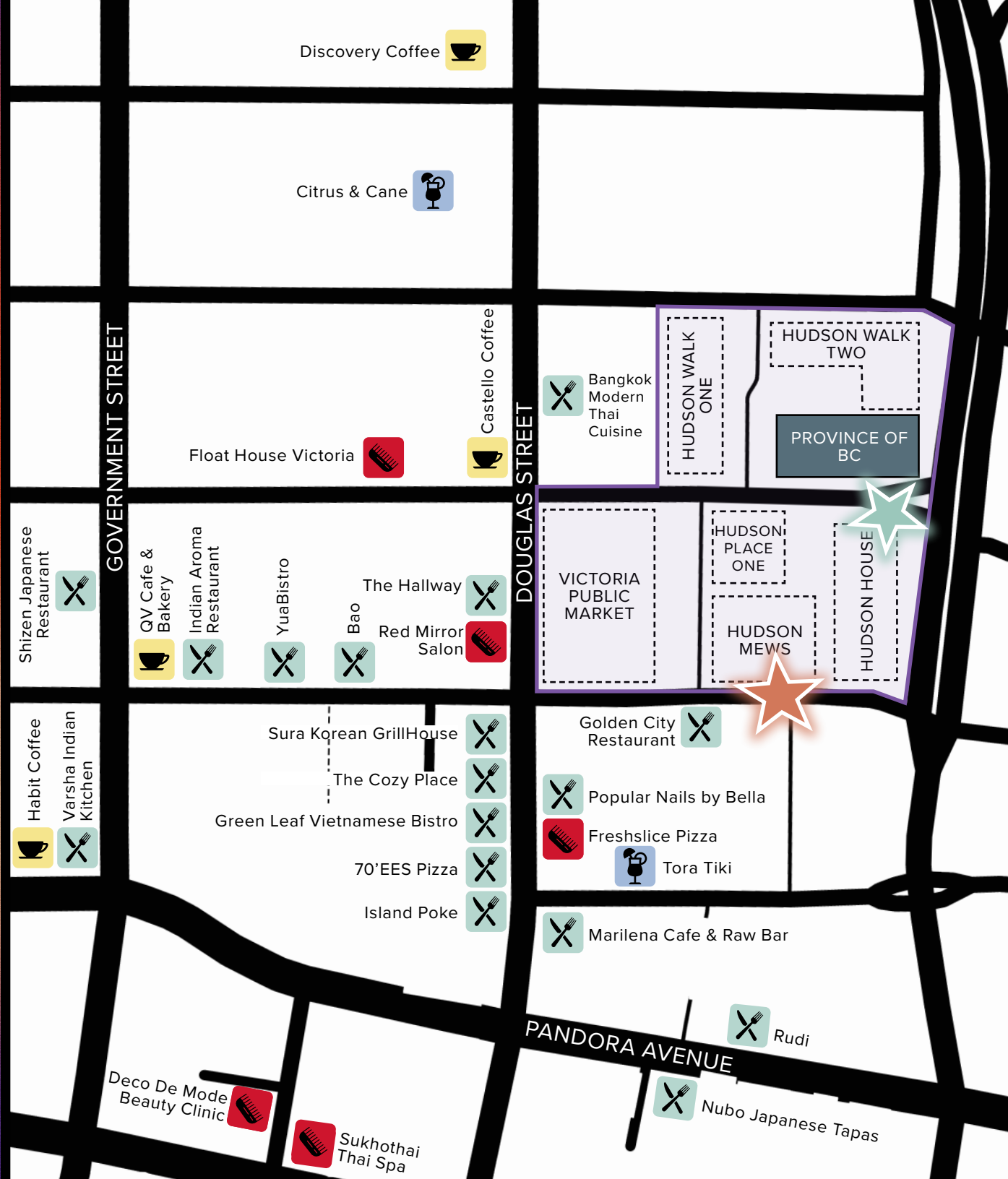


56.8%
Of population between ages 20-44



39.3%
Education University Degree

THE NEIGHBOURHOOD



99
WALK SCORE

93
TRANSIT SCORE

99
BIKE SCORE

N



HUDSON PLACE ONE

VICTORIA PUBLIC MARKET

HUDSON WALK TWO

HUDSON MEWS

HUDSON
WALK
ONE

HUDSON HOUSE

HUDSON DISTRICT



TOWNLINE

For over 40 years, Townline has been developing, building, and investing in British Columbia. Known for its innovative living solutions and unparalleled attention to detail, Townline has completed a variety of projects, ranging from single-family homes and townhomes to concrete high-rise towers and mixed-use communities. The company prides itself on strong relationships with customers, tenants, partners, and the many communities it serves. Townline remains committed to enriching the cities and communities in which it operates.

This is the Townline Way.

The Townline Way



HUDSON DISTRICT

FOR LEASING OPPORTUNITIES

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