

# Office & Retail at Herald Street

**FOR LEASE** | 3 Ground Floor Commercial Units



541 Herald St



543 Herald St



549 Herald St





CBRE Victoria is delighted to introduce three office units located in Victoria's historic Old Town District at 541, 543, and 549 Herald Street. These move-in ready spaces boast charming characteristics such as abundant natural light and exposed brick. With OTD-1 zoning, these units are ideal for a diverse range of business uses.

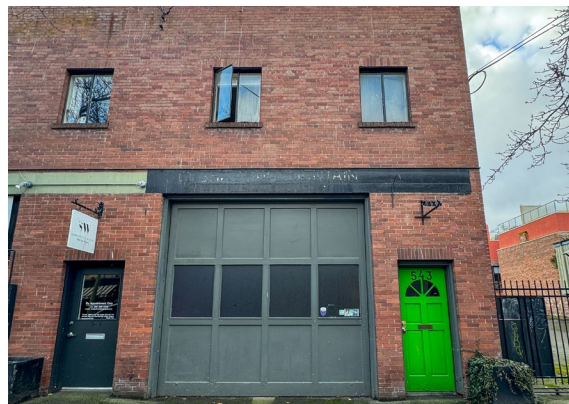


## 541 Herald St

- Size:** 1,360 SF
- Lease Rate:** \$5,500/Month (Gross)
- Notes:**
- Turnkey stand alone office building
  - Adjacent to a parking lot
  - Kitchenette, 2 washrooms, & private offices



541 Herald Street

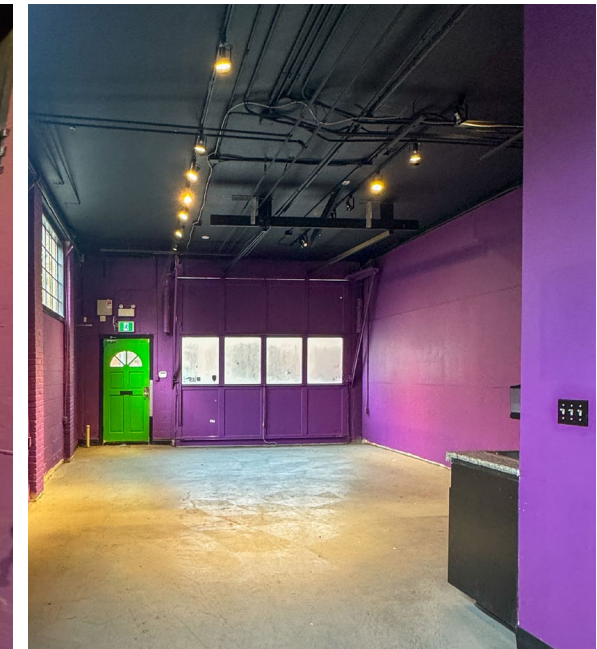


## 543 Herald St

- Size:** 951 SF
- Lease Rate:** \$3,500/Month (Gross)
- Notes:**
- Plumbing for kitchenette
  - Open concept floor plan, 1 washroom, & 1 private office
  - 1 bay door

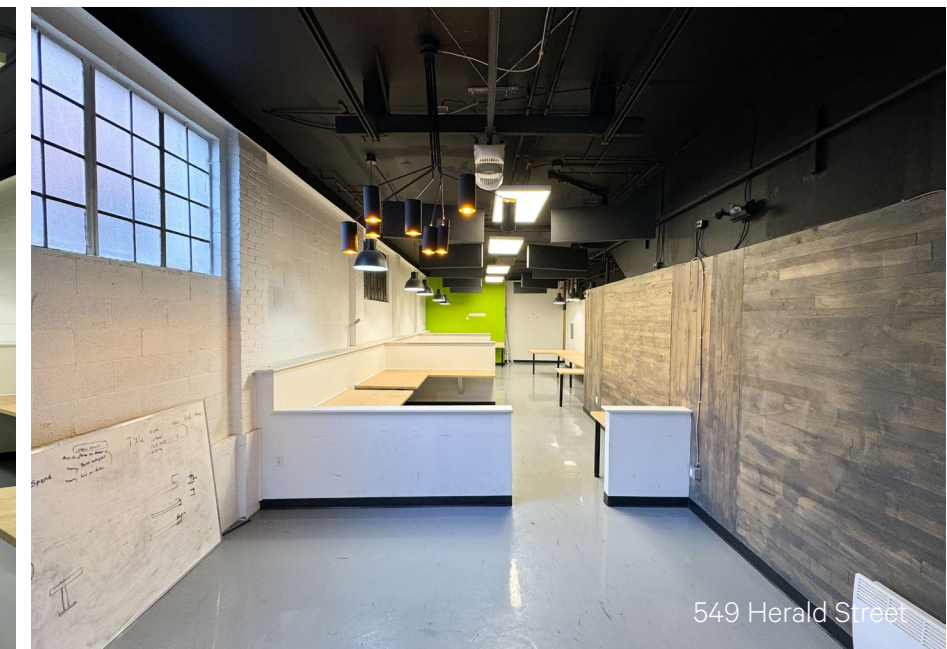


543 Herald Street



## 549 Herald St

- Size:** 881 SF Main + 500 SF Back Space
- Lease Rate:** \$4,700/Month (Gross)
- Notes:**
- Turnkey retail/office space
  - Built out workstations & 1 shared washroom



549 Herald Street



# Herald Street

## Victoria's Old Town District

The subject properties are located in the Old Town District of Victoria. Adjacent to Victoria's Chinatown and surrounded by a plethora of restaurants, cafes, and shops. The location is easily accessible via all modes of traffic with excellent walk, bike, and transit scores.



## Contact Us

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**BIKE SCORE**  
Biker's Paradise  
**96**

**WALK SCORE**  
Walker's Paradise  
**99**

**TRANSIT SCORE**  
Walker's Paradise  
**92**

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