

# Office & Retail at Herald Street

**FOR LEASE** | 2 Ground Floor Commercial Units





CBRE Victoria is delighted to introduce three office units located in Victoria's historic Old Town District at 541 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.

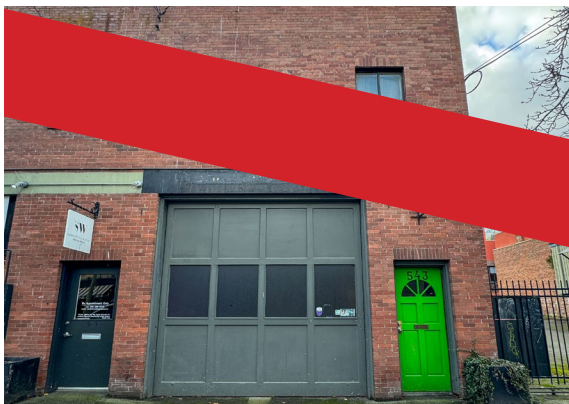


## 541 Herald St

- 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

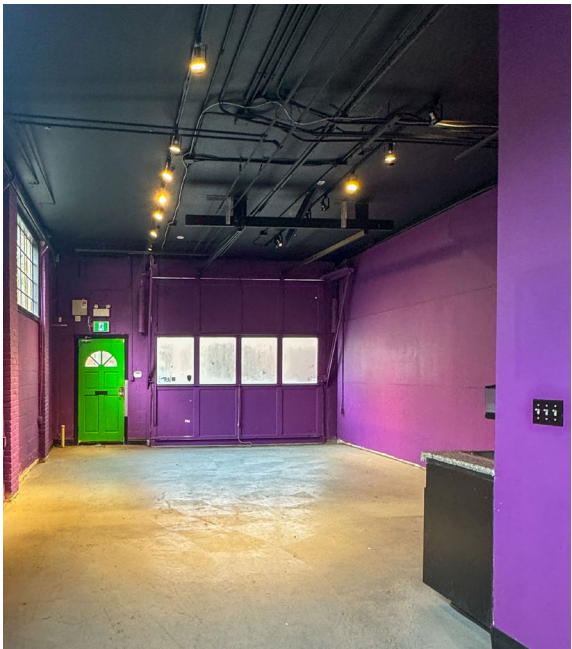


## 543 Herald St

- Size:** 951 SF
- Lease Rate:** \$4,500/Month (Gross)
- Notes:**
- Plumbing
  - Open concept floor plan
  - 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



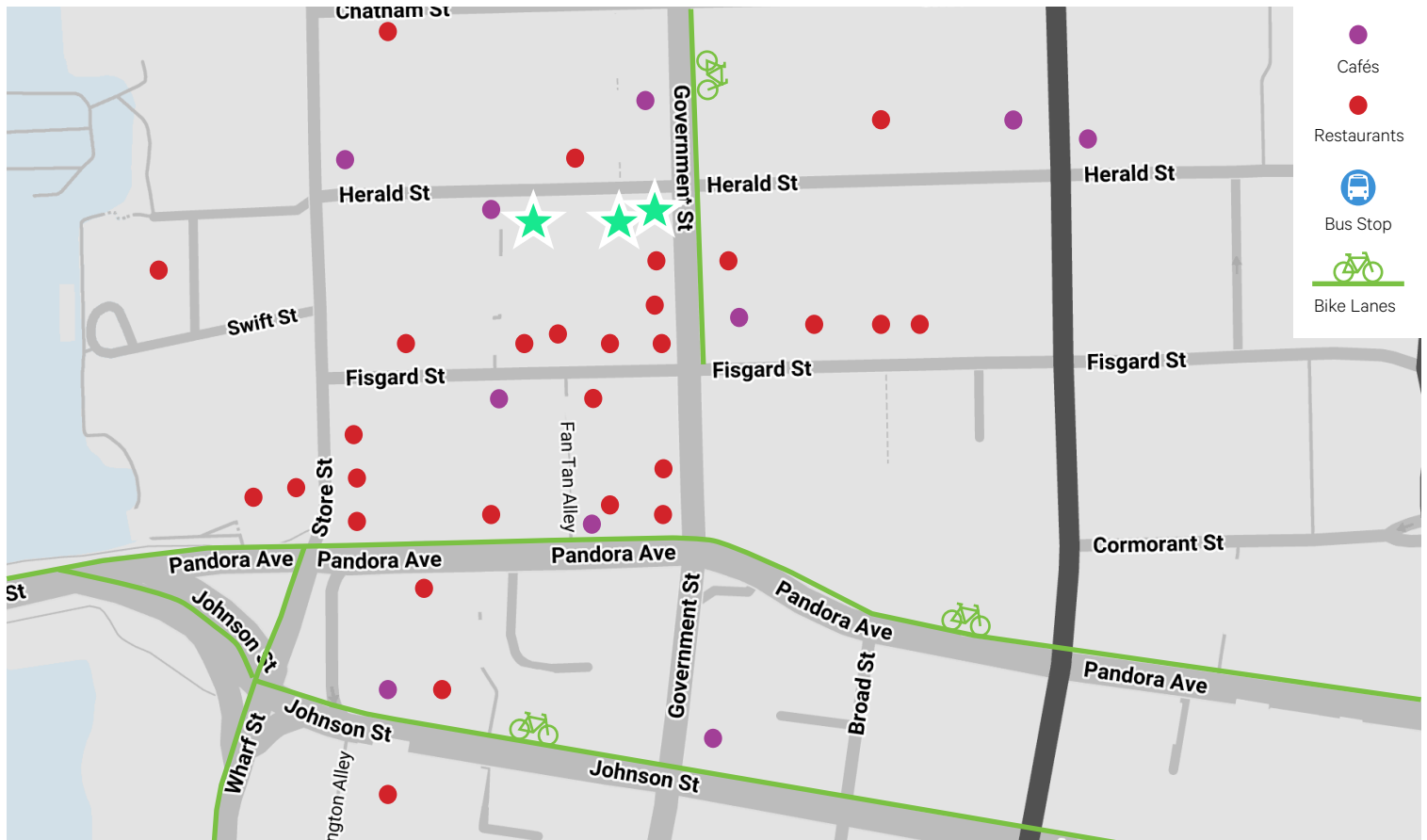
549 Herald Street



# 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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