



BLACK AND WHITE
ON UPPER FORT

FOR LEASE

HIGH PROFILE HARRIS GREEN RETAIL OPPORTUNITY

IN ABSTRACT DEVELOPMENTS' PROLIFIC
MIXED-USE BLACK & WHITE BUILDING

1103 FORT STREET | VICTORIA, BC



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THE OFFERING

Lease modern retail/office space at Abstract Developments' 2019-built Black & White development, situated at the high-traffic corner of Fort St and Cook St in Victoria. The unit benefits from excellent exposure along two of Victoria's most high-traffic commuter corridors as well as proximity to numerous thriving businesses. Being nestled between Victoria's Downtown Core and some of the city's most affluent neighbourhoods, including Rockland and Fairfield, Black & White receives consistent traffic counts year-round for both vehicles and pedestrians.

DETAILS

Unit Size	1,144 SF*
Zoning	CA-72 Fort Street Commercial
Ceiling Height	12'6"
Parking	1 Designated Underground Stall
Year Built	2019
Availability	May 1st, 2025
Lease Rate	\$40.00 PSF
Additional Rent	\$21.35 PSF

1103 FORT STREET

HIGHLIGHTS

- + High exposure corner
- + Excellent year-round traffic
- + High quality build-out
- + Prominent signage opportunity
- + Ample frontage with new glazing
- + On-site parking available
- + Grade-level loading on Meares St
- + Two double entry doors
- + Separate staff & customer washrooms
- + Located directly on transit & bike lanes
- + Significant residential density in development in direct proximity

* also includes additional 65 SF storage closet

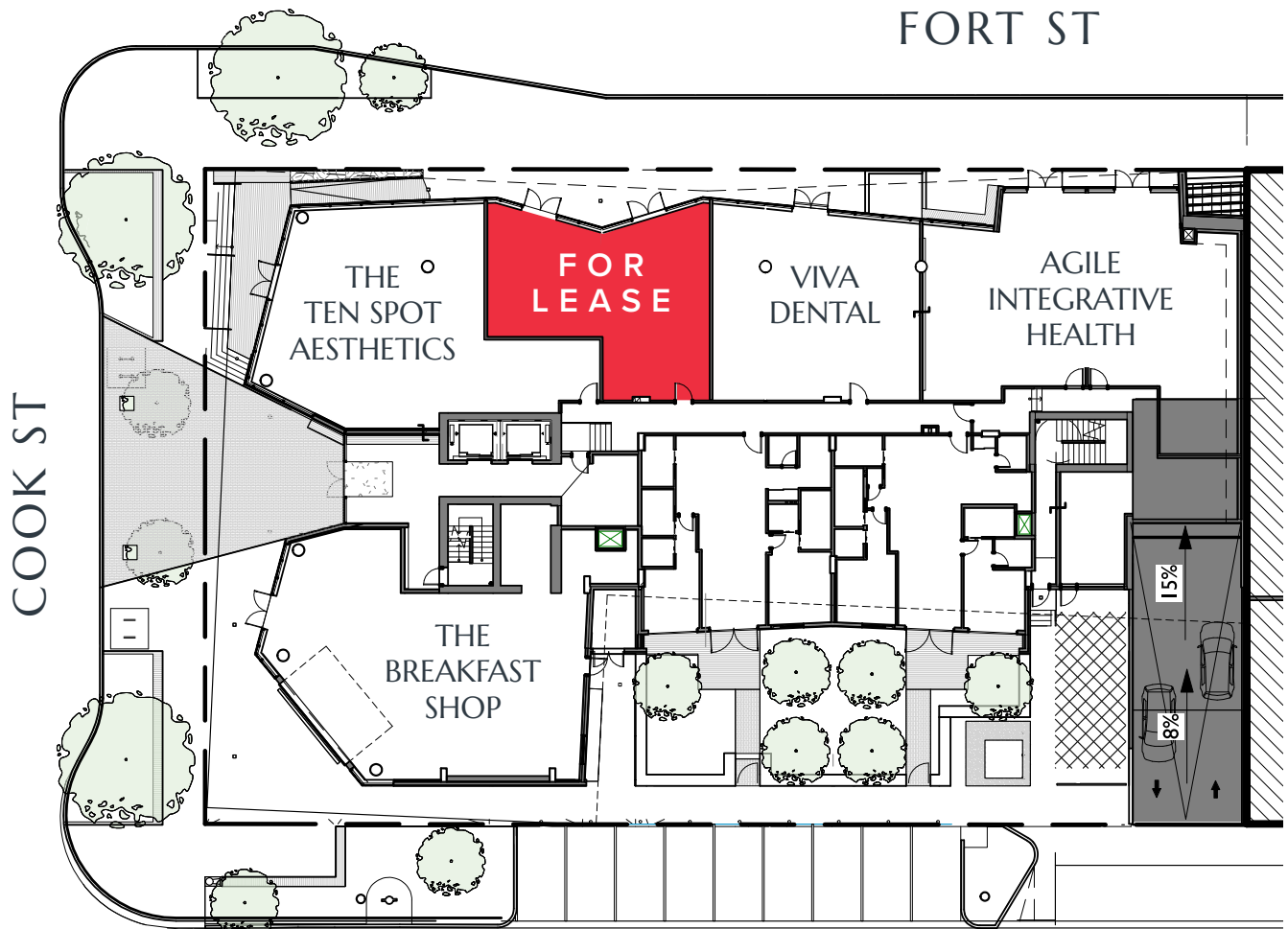




CA-72 ZONE PERMITTED USES

Include, but are not limited to:

- Businesses and professional offices
- Personal service
- Financial institutions
- Stores and shops for the sale of goods
- Personal service
- Studio



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