

# Join Victoria's Historic Hudson District

LEASING OPPORTUNITIES

HUDSON DISTRICT

# HUDSON MEWS

UNIT 110 - 780 FISGARD STREET  
OFFICE/RETAIL OPPORTUNITY

## Details

### SIZE

2,172 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

\$19.17 PSF

### AVAILABLE

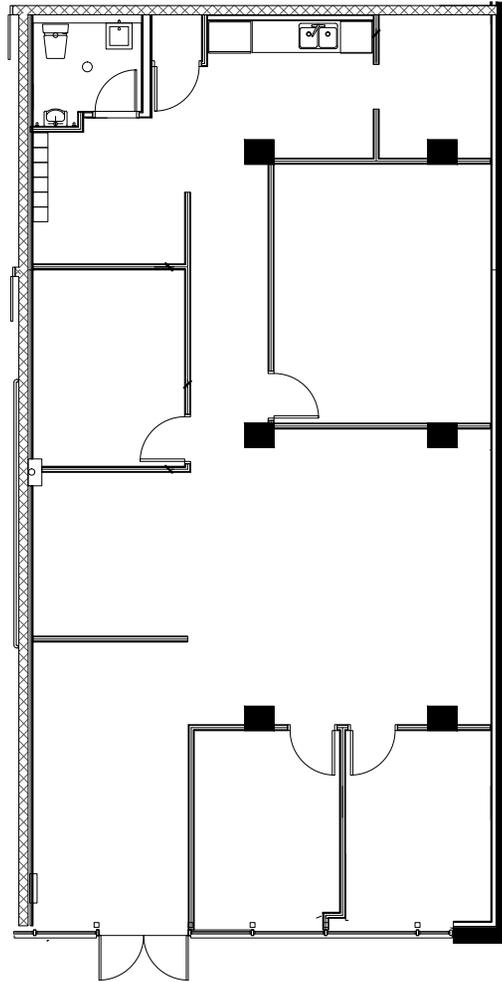
Immediately

### ZONING

CBD-2: Central Business District  
2 - Site Specific

### PARKING

32 commercial stalls



## Highlights

- \* Currently configured with 3 offices, meeting room, kitchen, & reception area - can be reconfigured to suit tenants needs
- \* Unit can be built out for retail/food/service use



# Unit 110

# Site Plan

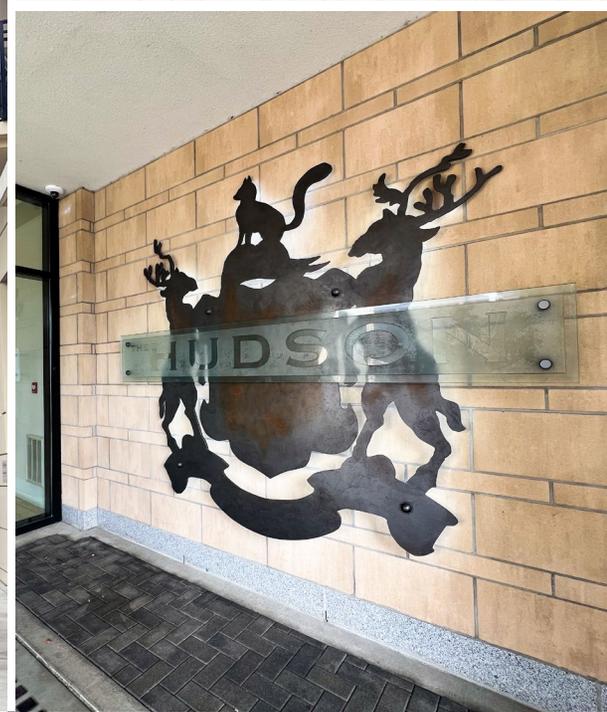


## Highlights

- ★ 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 **LEASED**
- HUDSON HOUSE
  - UNIT 101 (RETAIL)



# The people - 1km 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

Discovery Coffee



Citrus & Cane



Castello Coffee



Float House Victoria



Shizen Japanese Restaurant



GV Cafe & Bakery



Indian Aroma Restaurant



YuaBistro



Bao



The Hallway



Red Mirror Salon



Habit Coffee



Varsha Indian Kitchen



Sura Korean GrillHouse



The Cozy Place



Green Leaf Vietnamese Bistro



70'EES Pizza



Island Poke



Deco De Mode Beauty Clinic



Sukhothai Thai Spa

PANDORA AVENUE



Rudi



Nubo Japanese Tapas

Golden City Restaurant



Popular Nails by Bella



Freshslice Pizza



Tora Tiki



Marilena Cafe & Raw Bar



Bangkok Modern Thai Cuisine

HUDSON WALK ONE

HUDSON WALK TWO

PROVINCE OF BC

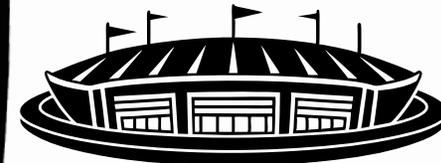
THE HUDSON

HUDSON PLACE ONE

HUDSON MEWS

HUDSON HOUSE

save on foods  
MEMORIAL CENTRE



# THE NEIGHBOURHOOD

99

WALK SCORE

93

TRANSIT SCORE

99

BIKE SCORE



# HUDSON DISTRICT

HUDSON PLACE ONE

HUDSON WALK TWO

THE HUDSON

HUDSON MEWS

HUDSON WALK ONE

## FOR LEASING OPPORTUNITIES

**Jeff Lougheed**

Vice President

[jeff.lougheed@cbre.com](mailto:jeff.lougheed@cbre.com)

250 386 0001

**Mitch Bryan**

Associate

[mitch.bryan@cbre.com](mailto:mitch.bryan@cbre.com)

250 385 1225

HUDSON HOUSE

CBRE Limited  
800 Yates Street #110 | Victoria, BC  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

**CBRE**  **TOWNLINE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.