

CBRE

Fully Furnished Executive Office Space in Harris Green

1024/1026 Fort Street | Victoria, BC

FOR SALE



The Opportunity

CBRE Victoria is pleased to present the opportunity to purchase 1,417 SF of turn-key boutique ground floor office space with 1,206 SF of lower storage and 2 dedicated secure underground parking stalls. Located in the emerging Harris Green district of Downtown Victoria, this executive office is comprised of 2 strata units and features high-end modern finishings, floor-to-ceiling storefront windows, high ceilings, and prominent signage opportunities on one of Victoria's most prominent roadways. With 2 glassed-in private offices, a spacious and inviting reception area, large boardroom, open 4-desk workspace, washroom, and kitchenette, the Subject Property provides an excellent professional office opportunity.

Details

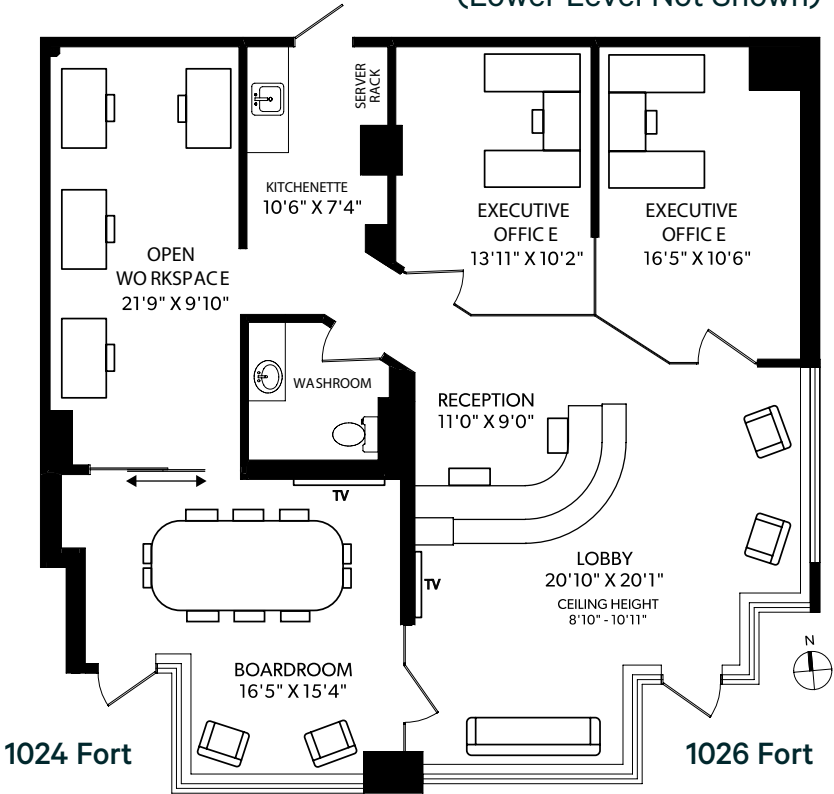
Addresses:	1024 Fort St	1026 Fort St
PID:	026-775-701	026-775-697
Strata Fees:	\$839.04	\$1,092.34
Unit Size:	653 SF (Main) 488 SF (Lower)	764 SF (Main) 718 SF (Lower)

Total Size:	2,623 SF Total (1,417 SF Main + 1,206 SF Lower)
Parking:	2 Dedicated Underground Secured Parking Stalls (LCP)
Storage:	1,206 SF of Storage *488 SF currently rented on MTM basis *718 SF built out for 13 storage lockers which can be rented individually

Prop. Taxes:	\$26,089 (2025)
Assessment:	\$1,397,000 (2025)
Price:	Contact Agents Seller financing possible



Main Floor Plan
(Lower Level Not Shown)





Property Highlights

- Turn-key ground floor executive office space
- High end finishings & 2 wall mounted TVs
- Floor to ceiling streetfront windows
- Prominent light up blade signage
- Elegant & welcoming lobby
- Curved reception desk with 2 workstations
- 2 spacious glassed in private executive offices
- Boardroom for 10+ ppl with ample natural light
- Herman Miller office chairs throughout
- Additional open workspace with 4 workstations
- Washroom, kitchenette, & server rack
- Secured underground parking



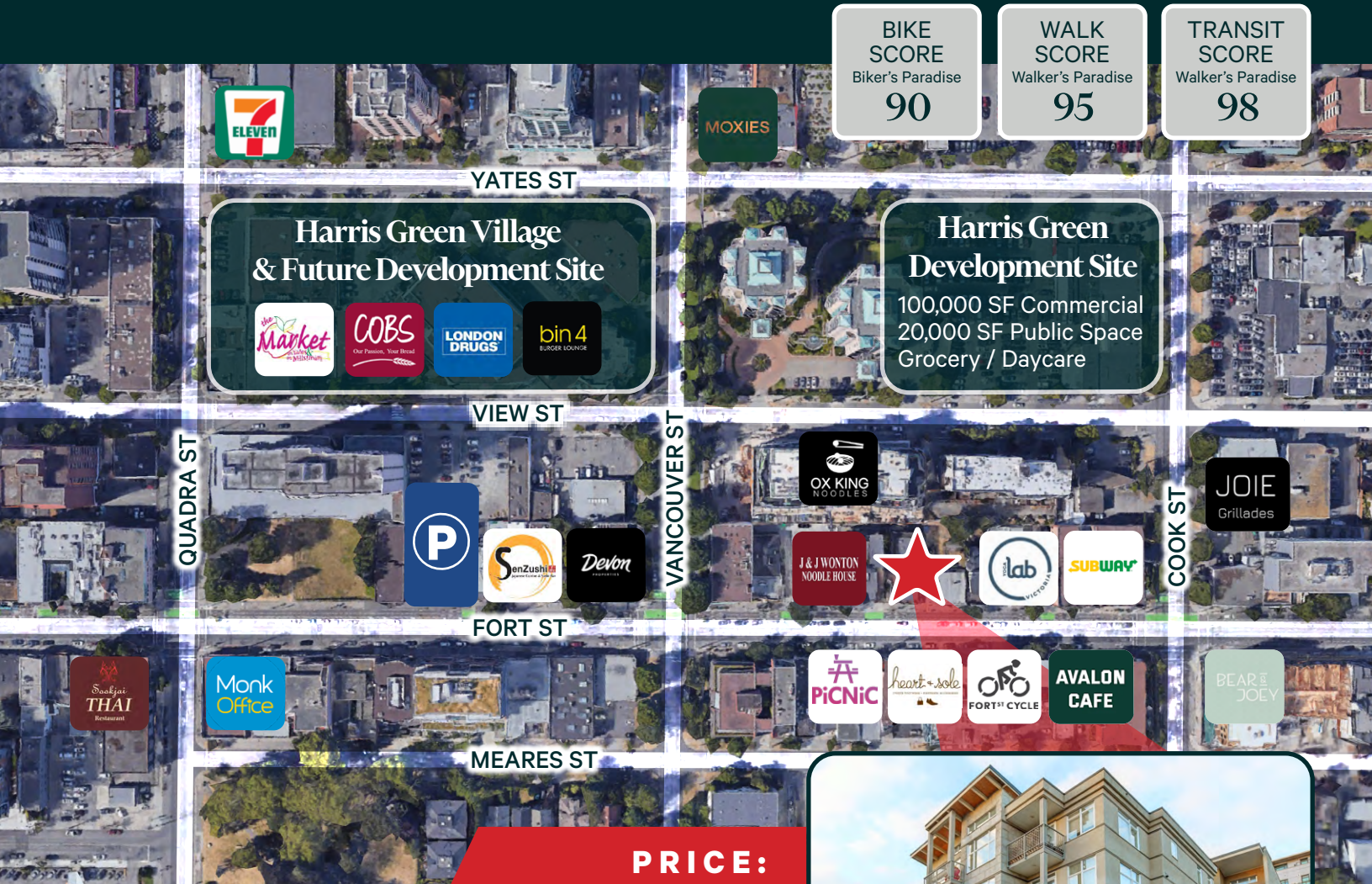
Fully Furnished Executive Office Space

1024 & 1026 Fort St | Victoria, BC

CBRE

Victoria | Harris Green

With Downtown Victoria to the west and neighbourhoods such as Fernwood and Rockland to the east, Harris Green is an ideal location for any business that values a mix of high traffic and excellent proximity to an array of amenities and high residential density. Harris Green is going through a development surge with numerous projects in the pipeline that will continue the trend of increased density, ultimately pushing Victoria's urban core eastward.



PRICE:
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