

**FOR LEASE**  
Downtown Commercial  
Street Frontage



**754 Fort Street, Victoria, B.C.**

### The Opportunity

Super presence on a high visibility location on Fort Street where major cross walk enter the building.

- Located next to high volume Tim Horton's
- Centrally located in the heart of downtown
- Unique access to a major City of Victoria parkade exits into the building
- Kiosk space available for lease

*\*Least expensive multi-use space PSF in Victoria.*

**1st Floor: 2,118 SF \$19.00 / SF Base Rent**

**2nd Floor: 8,243 SF \$12.00 / SF Base Rent**

**3rd Floor: 7,243 SF \$12.00 / SF Base Rent**

Operating Costs Estimated at \$10.00 PSF

*\*Demisable from 3,500 SF - 16,000 SF*



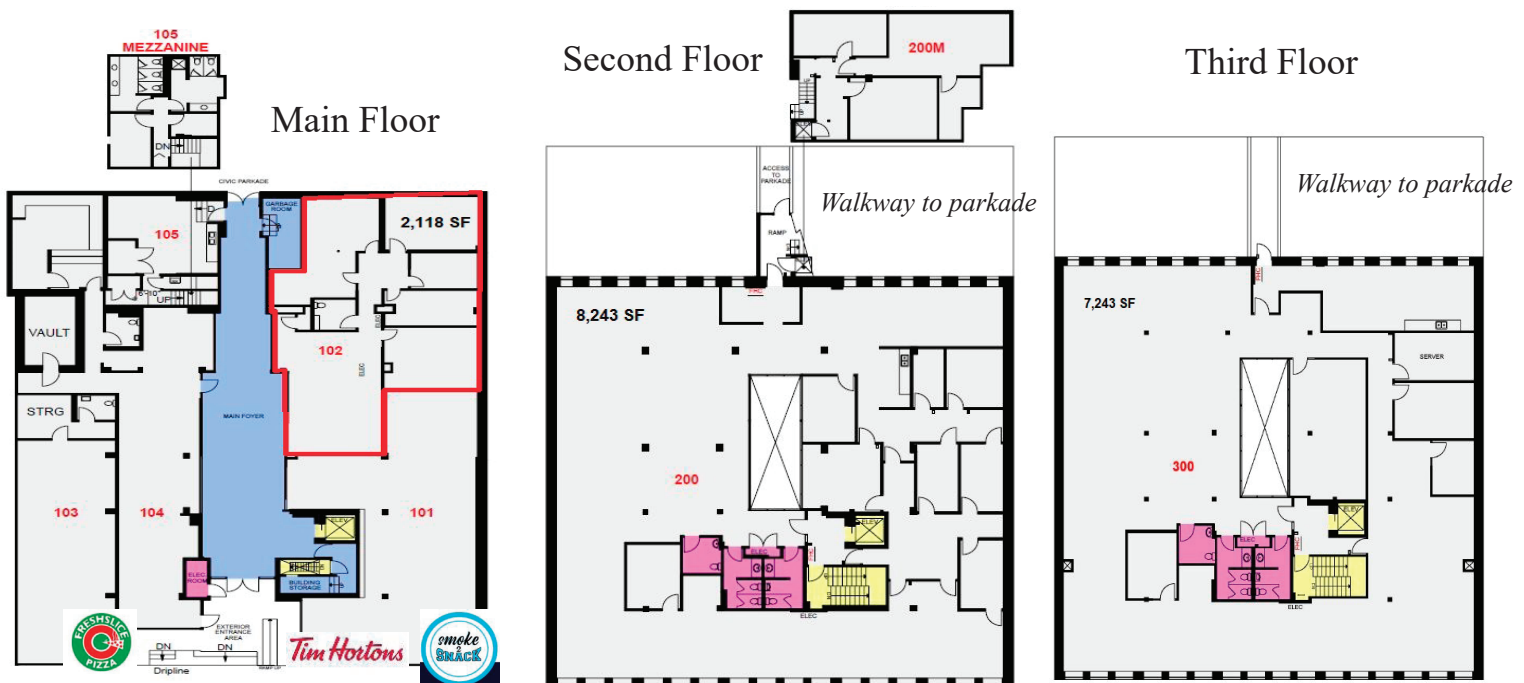
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## Location

Centrally located multi-use retail office space in the heart of downtown Victoria. Uniquely located midblock on Fort Street between two major north and south arteries between Douglas and Blanshard. Easily accessible with a major parkade attached to the building with three floors of direct entrance from the parking area.

Walk by traffic on Fort Street corridor with high visibility. Unit 102 provides turn-key office space including reception area, four offices, kitchen, washroom and storage space. 2nd and 3rd floor office's have large foot-prints, full government level amenities and fit out. Bright airy skylights provide natural lighting to supplement broad skylighted entrance atrium.



## FEATURES

- High ceilings with large windows providing lots of natural light
- HVAC
- Direct access to parkade providing one-hour of free parking
- Wheelchair accessible
- On major bus and bike route
- Tim Horton's and Fresh Slice within the building

**1st Floor Turn-Key Office 2,118 SF**



Ground Floor Turn-key office

**2nd Floor Multi-Use Space 8,243 SF**



Existing carpet, washrooms, kitchen, offices and open areas ready for fresh paint.

**3rd Floor Multi-Use Space 7,243 SF**



Existing washrooms, open concept shell condition ready for Tenant improvement work.

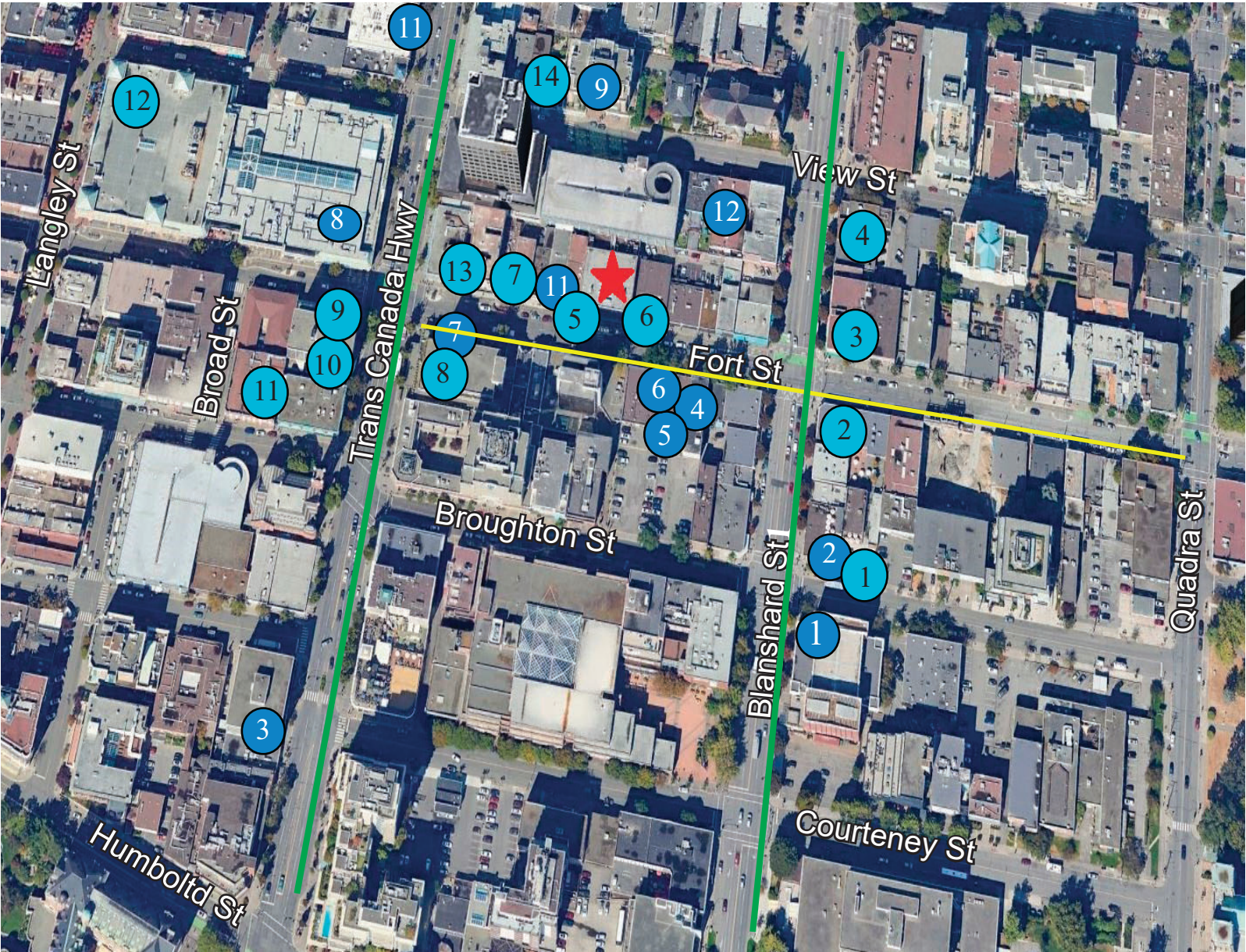
## RETAILERS & AMENITIES

- 1. Royal Theatre
- 2. Greater Victoria Public Library
- 3. Rexall
- 4. Happy Feet Reflexology
- 5. QV Nails Salon
- 6. Russell Books
- 7. RBC Royal Bank
- 8. Sportchek
- 9. Sapphire Day Spa
- 10. Shopper's Drug Mart
- 11. Smoke 2 Snack
- 12. Freedom Child Care

## EATERIES

- 1. Superflux
- 2. Starbucks
- 3. Subway
- 4. Bean Thai
- 5. Fresh Slice Pizza
- 6. Tim Horton's
- 7. Crust Bakery
- 8. Blenz Coffee
- 9. Freshii
- 10. Chipotle
- 11. Pagliacci's
- 12. Earl's Kitchen + Bar
- 13. Cactus Club
- 14. Toro

- Restailers & Amenities 
- Eateries 
- Transit Route 
- Bike Lane Route 



## Zoning

The Property is currently zoned Central Business District-1 Zone (CBD-1).

CBD-1 Permitted uses include but are not limited to:

- Assembly
- Assisted Living Facility
- Brew Pub (beer, spirits, wine)
- Care Facility
- Child Care Facility
- Cultural Facility
- Drinking Establishment
- Equipment Rental
- Financial Service
- Food & Beverage Service
- Home Occupation
- Hotel
- Office
- Personal Service
- Residential Lock-off Unit
- Retail Liquor Store
- Retail Trade
- Small-scale Commercial Urban Agriculture
- Studio
- Utility



Parkade Entrance



Elevator



2nd & 3rd Floor Skylight Well