

# HUDSON DISTRICT

*Join Victoria's Historic Hudson District*

RETAIL & OFFICE LEASE OPPORTUNITIES

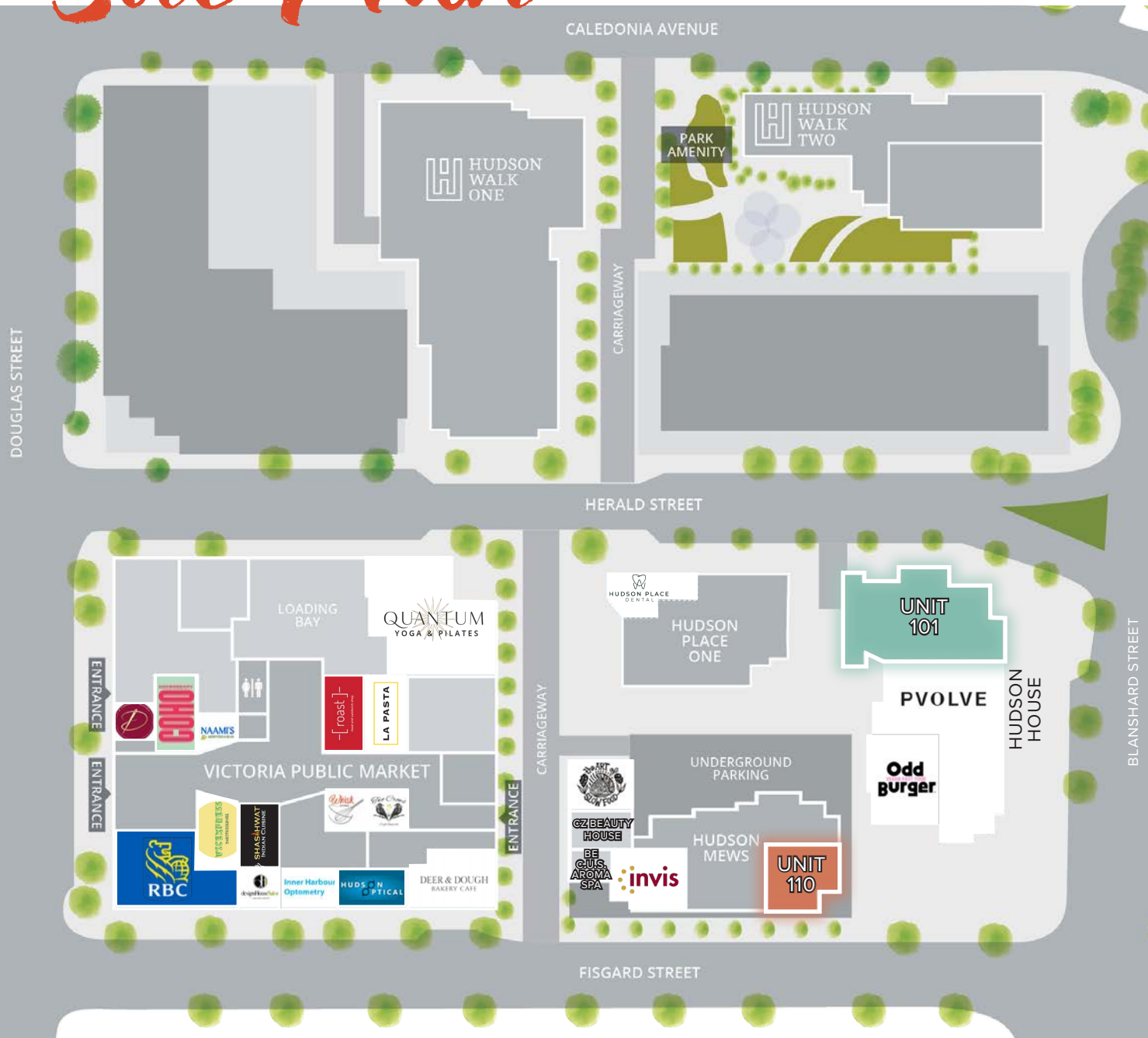


# Historic & Established

The historic Hudson District features six buildings: Hudson Walk One, Hudson Walk Two, Hudson Place One, Hudson House, Hudson Mews, and the Victoria Public Market. These buildings are home to a strong office, residential, and retail community all within walking distance of Downtown Victoria's finest attractions. Each offering stunning views, modern finishes, and efficient layouts.



# 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)
- HUDSON HOUSE
  - UNIT 101 (RETAIL)

# HUDSON MEWS

UNIT 110 | OFFICE/RETAIL OPPORTUNITY

## Details

### SIZE

2,172 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

\$17.50 PSF

### AVAILABLE

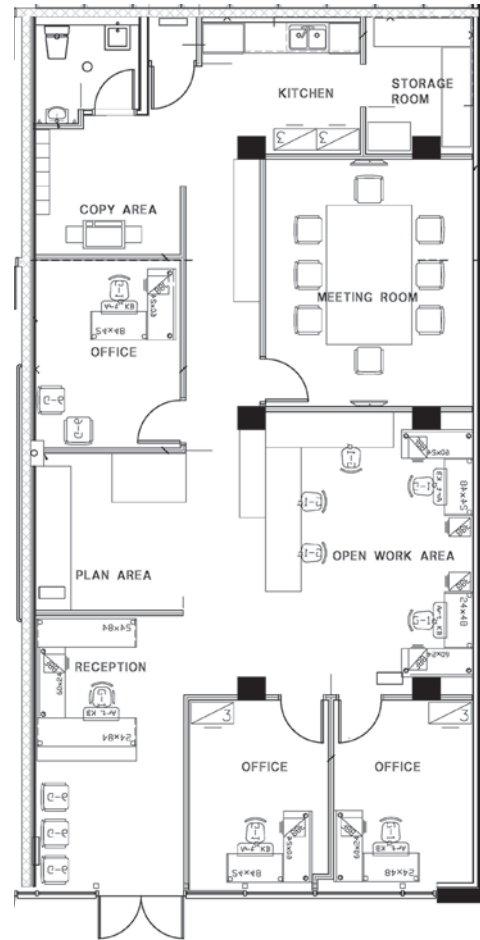
Immediately

### ZONING

CBD-2: Central Business District  
2 - Site Specific

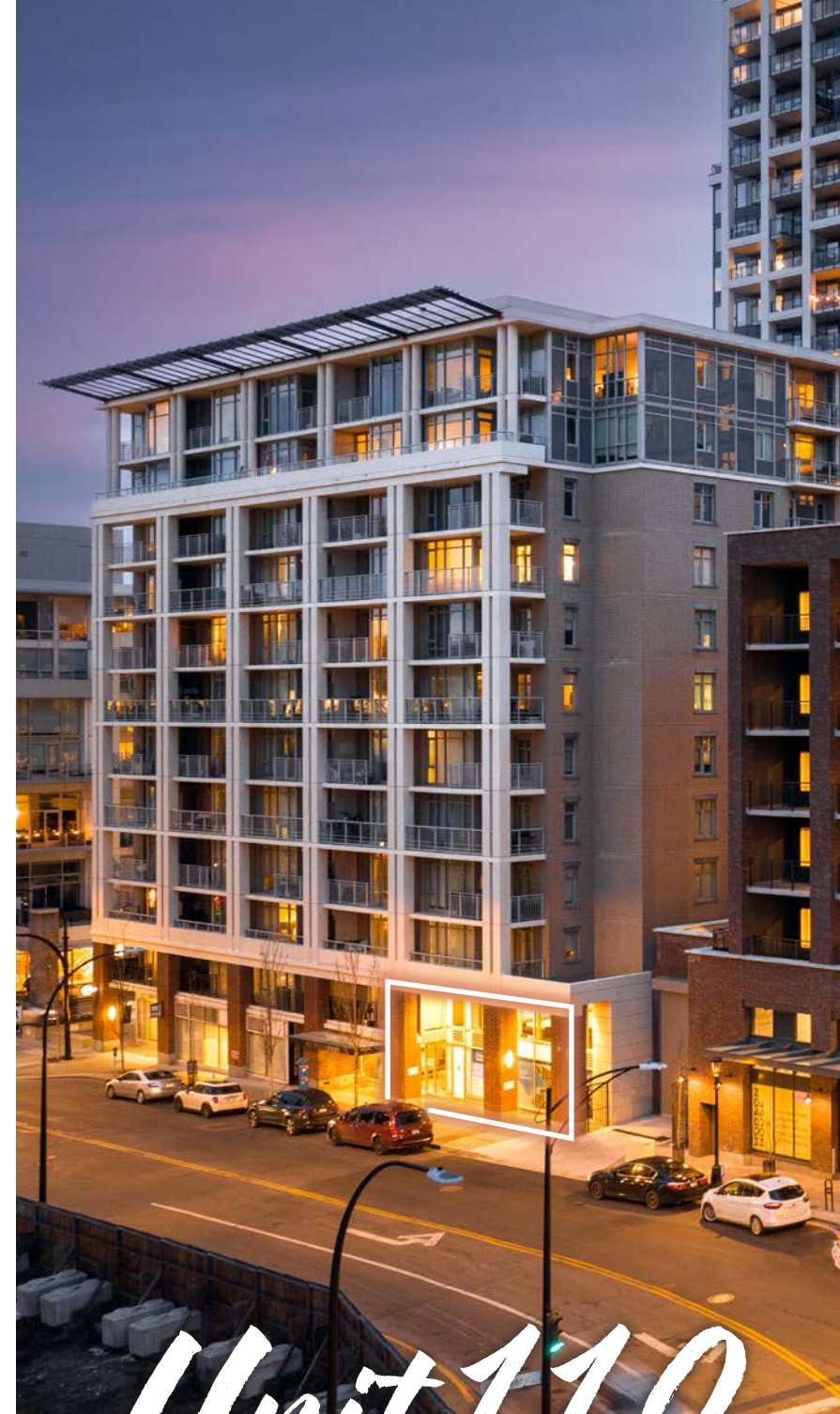
### PARKING

32 commercial stalls



## Highlights

- \* Built-out office unit with 3 offices, meeting room, kitchen, & reception area
- \* Unit can be built out for retail/food/service use



Unit 110

# HUDSON HOUSE

UNIT 101 | RETAIL/RESTAURANT OPPORTUNITY

## Details

### SIZE

4,537 SF

### LEASE RATE

Contact Listing Agents

### ADDITIONAL RENT

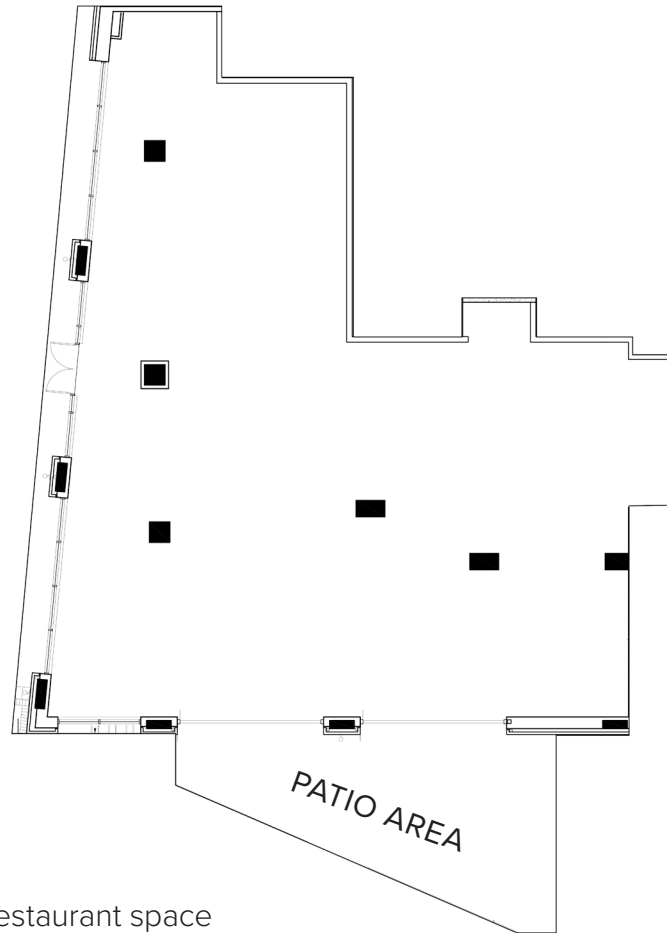
\$19.39 PSF

### AVAILABLE

Immediately

### PARKING

106 commercial stalls



## Highlights

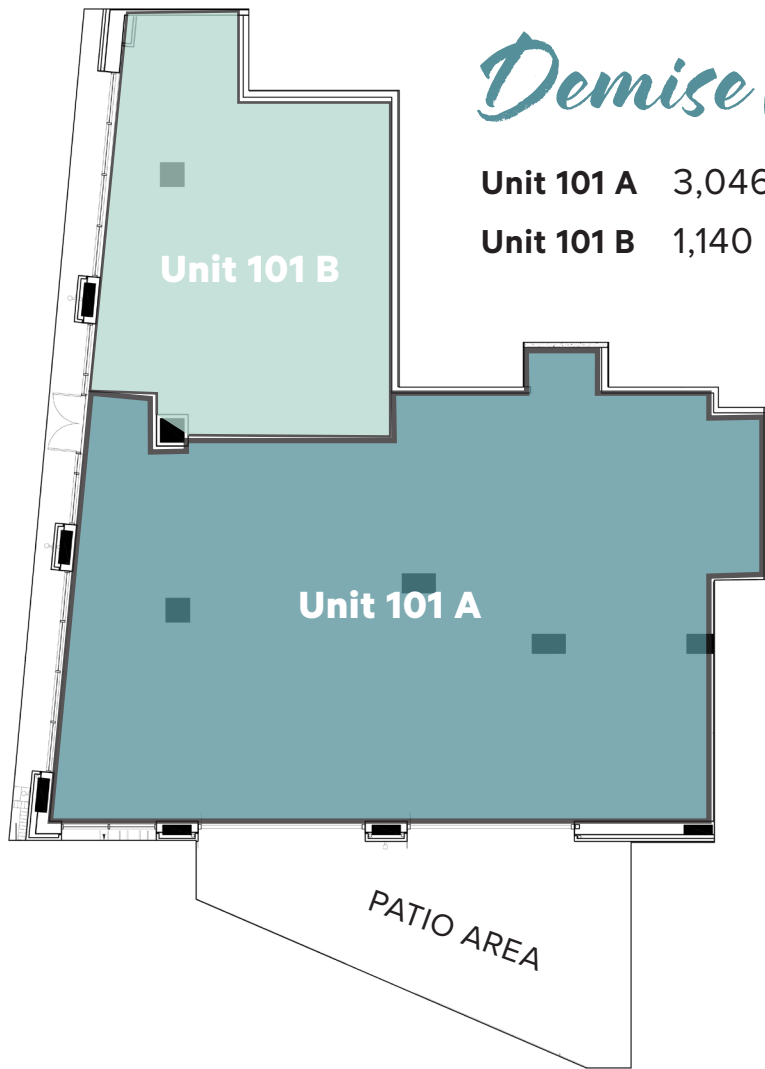
- \* Brand new prime retail/restaurant space
- \* 14'9" ceiling heights
- \* Ventilation & direct access to loading bay
- \* Excellent frontage for QSR or restaurant user
- \* Patio opportunity with 2 large roll-up garage doors
- \* Commercial elevator located beside patio area



Unit 101

# HUDSON HOUSE

UNIT 101 | RETAIL/RESTAURANT OPPORTUNITY



## *Demise Options*

**Unit 101 A** 3,046 SF

**Unit 101 B** 1,140 SF

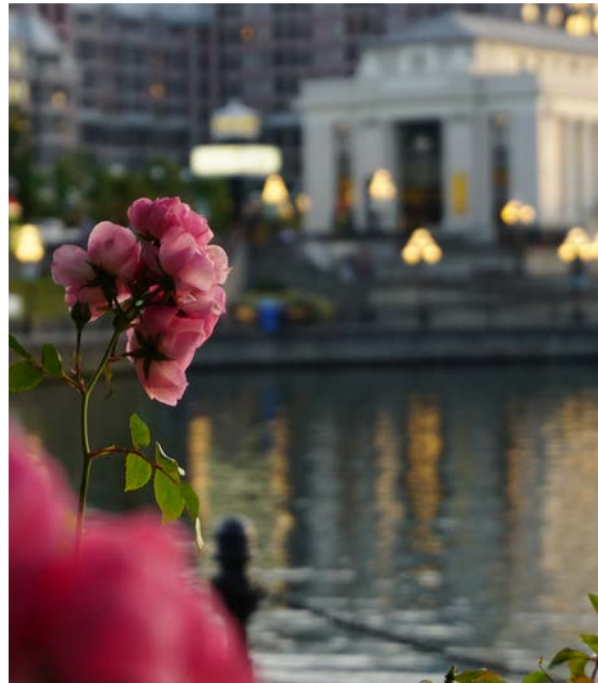


*Unit 101*



# Location

The Hudson District spans two blocks in Victoria's downtown core, surrounded by four main roadways: Caledonia Avenue, Blanshard Street, Fisgard Street, and Douglas Street. The district is highly accessible via all modes of transportation and is conveniently located just steps away from several downtown amenities, including the Victoria Public Market, Harbour Air, Save-On-Foods Memorial Centre, Centennial Square, Market Square, and The Bay Centre. Surrounding the Hudson District is a plethora of restaurants, shops, cafes, and services, making it convenient for both living and working in the area.



## The people - 1 km radius



**17,580**  
Population



**3,849**  
Households



**72.5%**  
Labour force  
participation



**\$79,312**  
Avg. Household  
Income

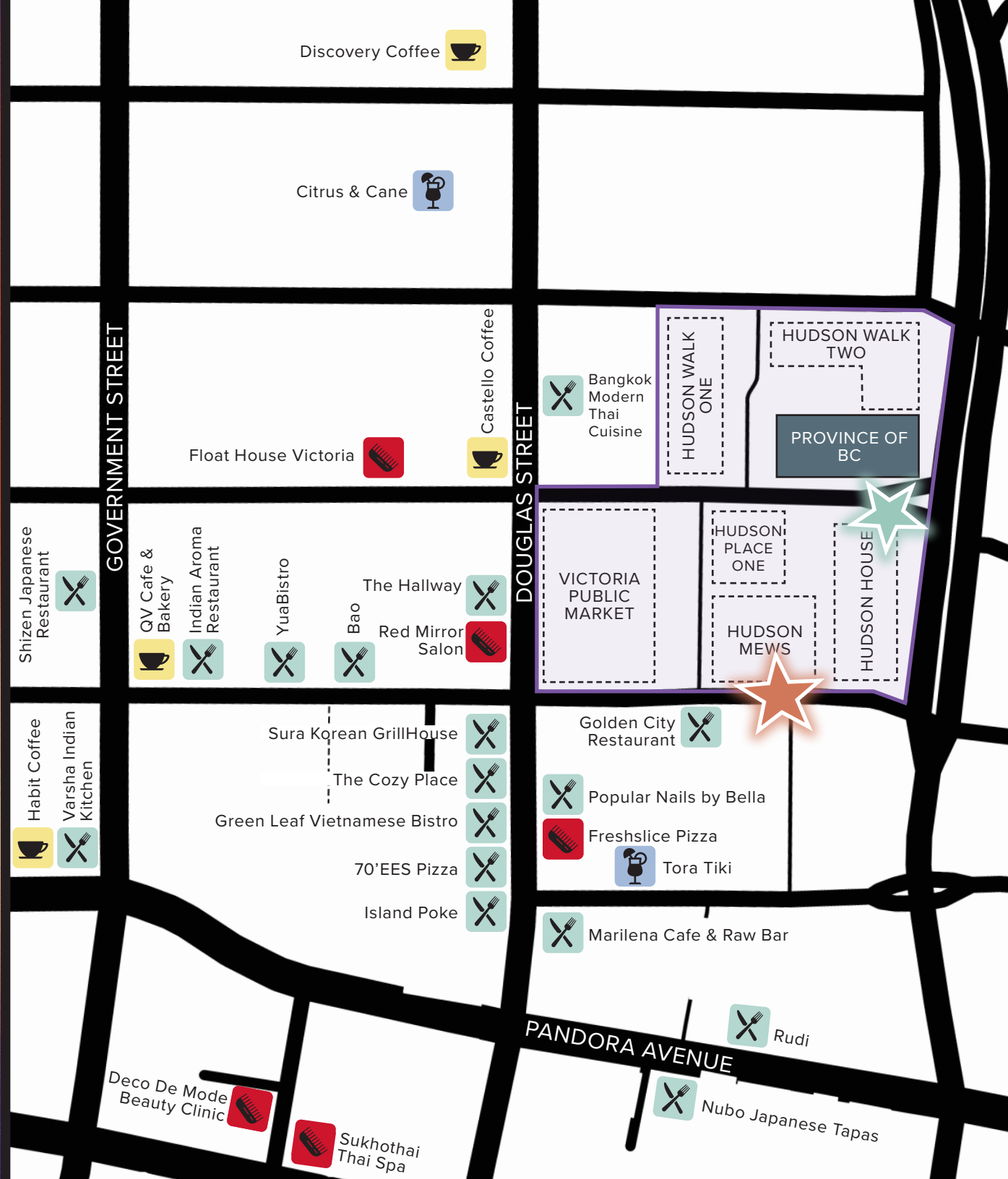


**56.8%**  
Of population  
between ages  
20-44



**39.3%**  
Education University  
Degree

# THE NEIGHBOURHOOD



**99**  
WALK SCORE

**93**  
TRANSIT SCORE

**99**  
BIKE SCORE





HUDSON PLACE ONE

VICTORIA PUBLIC MARKET

HUDSON WALK TWO

HUDSON MEWS

HUDSON WALK ONE

HUDSON HOUSE

HUDSON DISTRICT



**TOWNLINE**

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For over 40 years, Townline has been developing, building, and investing in British Columbia. Known for its innovative living solutions and unparalleled attention to detail, Townline has completed a variety of projects, ranging from single-family homes and townhomes to concrete high-rise towers and mixed-use communities. The company prides itself on strong relationships with customers, tenants, partners, and the many communities it serves. Townline remains committed to enriching the cities and communities in which it operates.

This is the Townline Way.

*The Townline Way*



# HUDSON DISTRICT

## FOR LEASING OPPORTUNITIES

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