

Colliers



888 FORT STREET, VICTORIA, BC

Downtown  
professional  
office space  
**For Lease**

Accelerating success.

AVAILABLE AREA:

1,812 SF

Ground Floor - Retail/ Office

2,347-5,406 SF

Upper Floors - Office

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# The Opportunity

The opportunity exists to lease retail or office space in a prominent downtown location. The building is fully air conditioned, offering lots of natural light, and on-site parking at market rates. Tenant improvements on the third and fourth floor are finished to a class "A" standard. Includes the opportunity to acquire the furniture from the previous tenants.

## ZONING

### CBD-1 (Central Business District-1)

Permitted Uses include, but are not limited to:

- Assembly
- Care Facility
- Civic Facility
- Cultural Facility
- Financial Service
- Office
- Personal Service
- Utility

## BUILDING FEATURES



### High profile downtown location



### On-site parking at market rates at 1/1,000 SF



### Bike storage and shower/ changeroom facilities



### Option for exterior signage on building

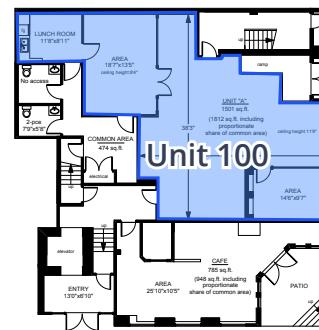


### Fibre Optic Internet (Bell) to building



### Close proximity to Central Business District (CBD), YMCA, and Provincial Court House

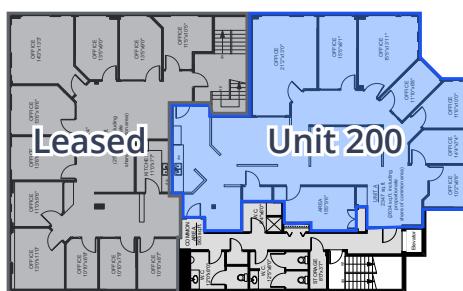
## UNIT 101 | RETAIL/ OFFICE



Ground floor unit with access off of Quadra Street. High ceilings, air-conditioned, and offering an open floor plan and boardroom.

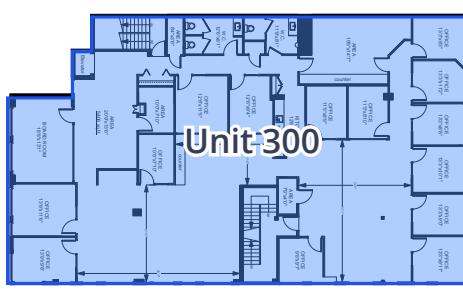
<b>Rentable Area</b>	1,812 SF
<b>Net Rent</b>	\$20.00 PSF per annum
<b>Additional Rent</b>	Est. \$16.00/SF (2024)

## UNIT 200 | OFFICE



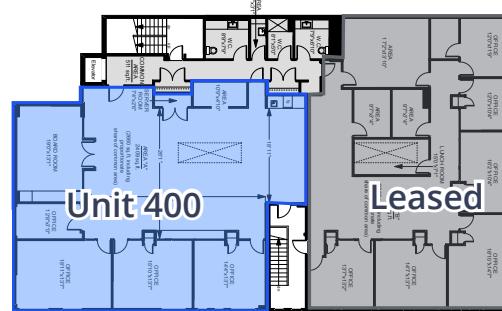
<b>Rentable Area</b>	2,347 SF
<b>Net Rent</b>	\$22.00 PSF per annum
<b>Additional Rent</b>	Est. \$16.00/SF (2024)
<b>Available</b>	Negotiable

## UNIT 300 | OFFICE



<b>Rentable Area</b>	5,406 SF
<b>Net Rent</b>	\$22.00 PSF per annum
<b>Additional Rent</b>	Est. \$16.00/SF (2024)
<b>Available</b>	November 1, 2024

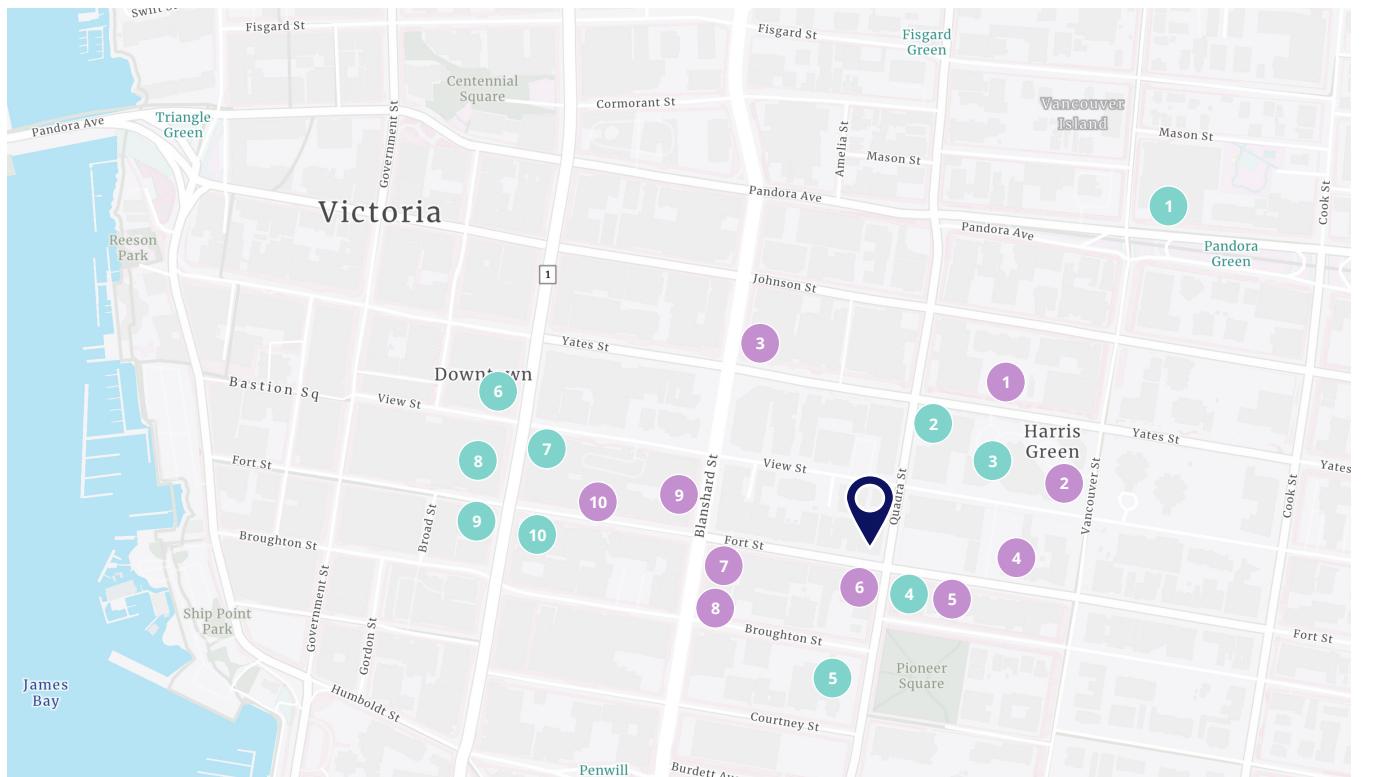
## UNIT 400 | OFFICE



<b>Rentable Area</b>	2,660 SF
<b>Net Rent</b>	\$22.00 PSF per annum
<b>Additional Rent</b>	Est. \$16.00/SF (2024)

# Location

The subject property is located downtown on the corner of Fort and Quadra Streets. This location benefits from excellent street front exposure and is close to many amenities and major transit routes.



## Subject Property

Nearby Amenities	
1 Save-On-Foods	6 Shoppers Drug Mart
2 Market on Yates	7 CIBC
3 London Drugs	8 The Bay Centre
4 Monks Office & Art	9 TD Bank
5 YMCA	10 RBC

Nearby Eateries	
1 Boomtown	6 Sookjai Thai
2 Bin 4	7 Starbucks
3 Habit Coffee	8 Discovery Coffee
4 Sen Zushi	9 Italian Deli
5 Blue Fox Cafe	10 Crust Bakery

99

BIKE SCORE

99

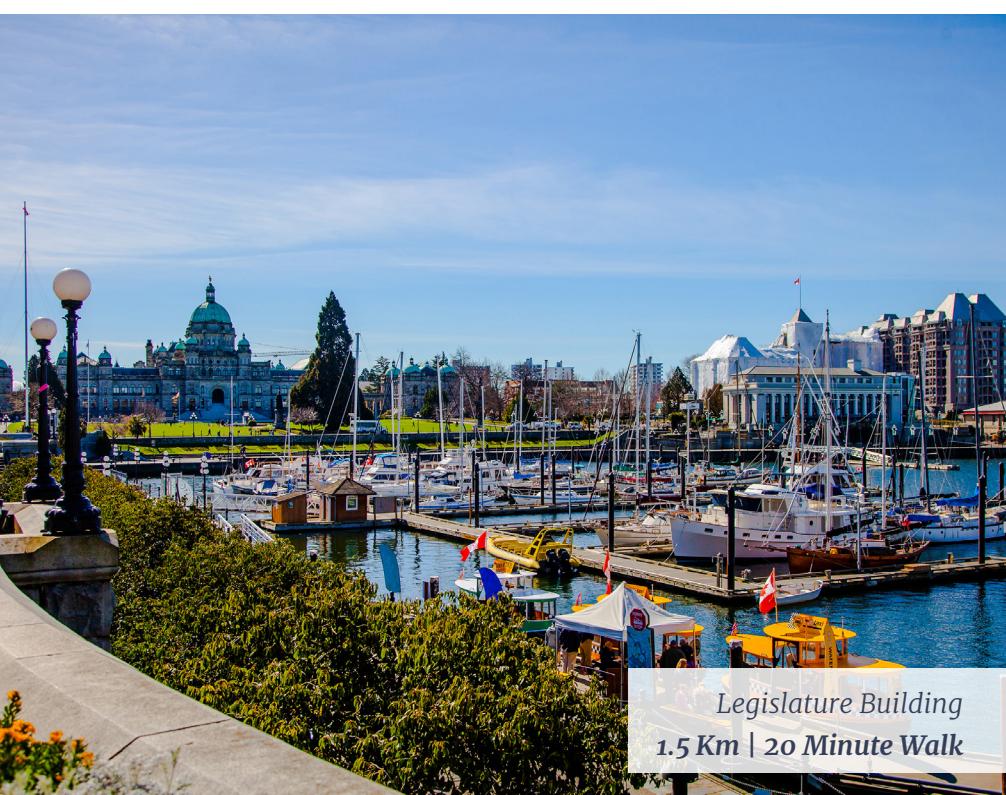
WALK SCORE

92

TRANSIT SCORE



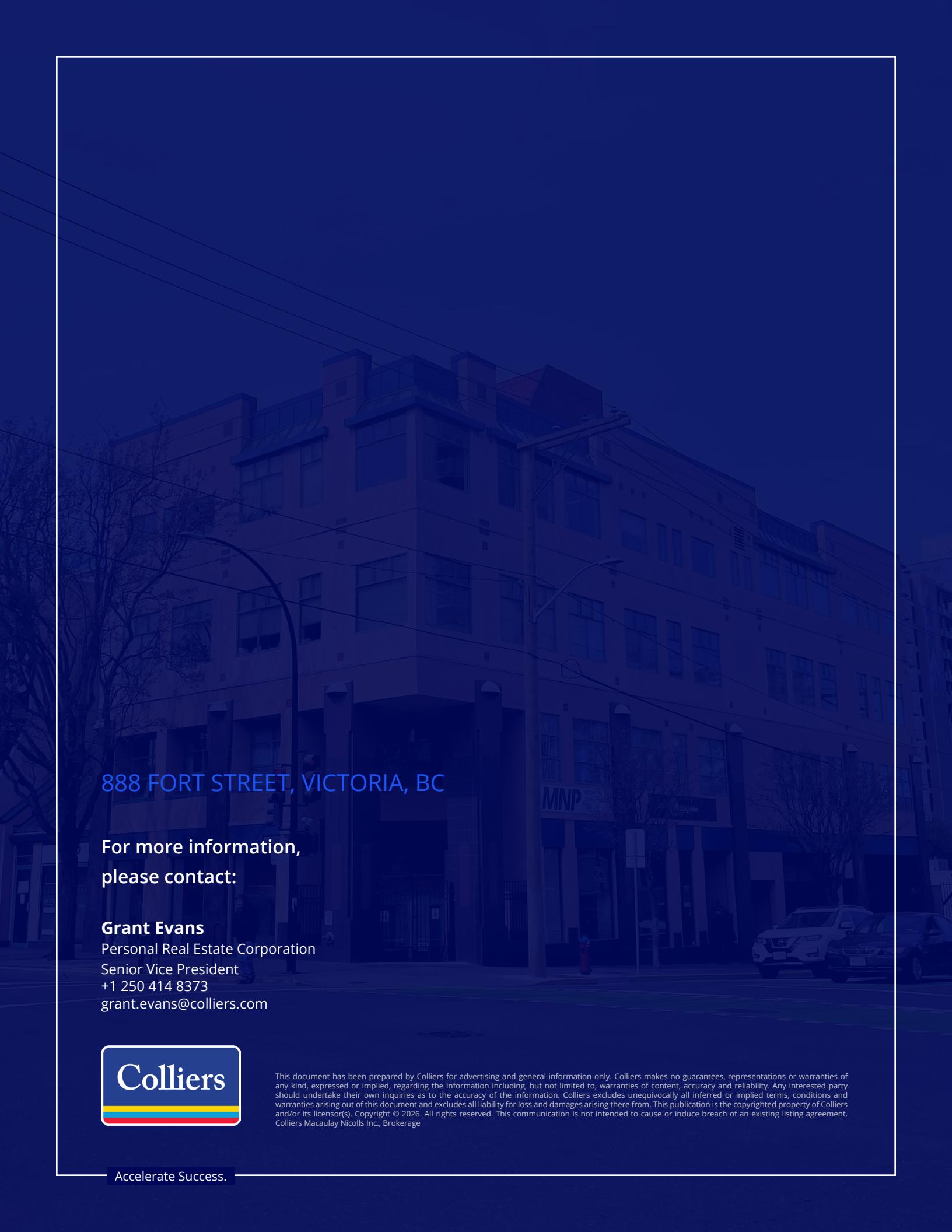
The Fairmont Empress Hotel  
950 m | 14 Minute Walk



Legislature Building  
1.5 Km | 20 Minute Walk



Market Square & Other Shopping  
1.0 Km | 15 Minute Walk



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