

For Lease

852 Fort Street

Victoria, BC

**AVISON
YOUNG**



Move-in-Ready Office Space in the Joseph Building

- ✓ Excellent location in downtown Victoria along Fabulous Fort
- ✓ Turnkey spaces with modern improvements and HVAC
- ✓ Great cafés , bars, restaurants, and services in vicinity
- ✓ Efficient mix of open workspace and enclosed areas

Contact Us

Nathaniel Simpson, Vice President
250.382.3400 ext. 106
nathaniel.simpson@avisonyoung.com

James Murray*, Vice President
250.382.3400 ext. 109
james.murray@avisonyoung.com
**Personal Real Estate Corporation*

Stewart Harney, Associate
647.482.9467
stewart.harney@avisonyoung.com

214-852 Fort Street Victoria, BC

PREMISES

Suite 214 – 2,007 SF

MONTHLY RENT*

Suite 214

Basic Rent - \$2,842.90 monthly

Additional Rent - \$2,587.34 monthly (est.)

TOTAL = \$5,430.24 monthly

**All rents are triple net, utilities included, unfurnished*

AVAILABLE

Immediately

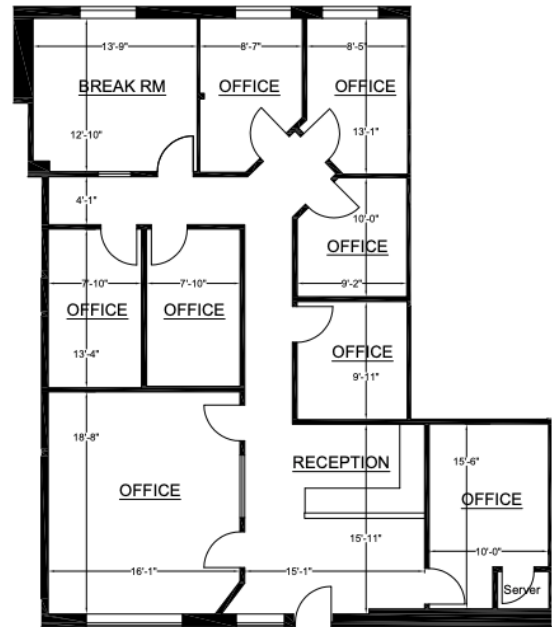
ZONING

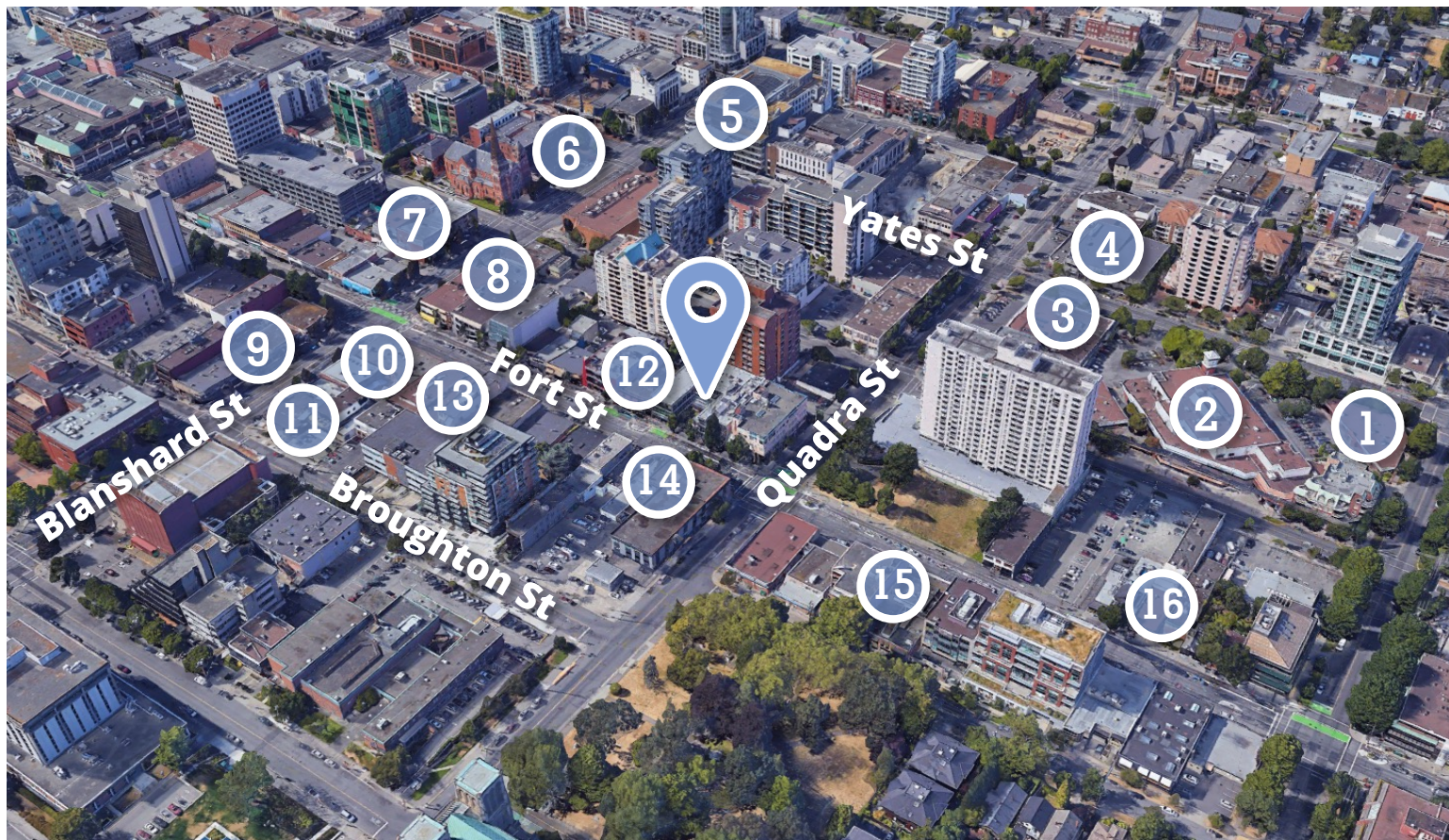
CBD-1 (Central Business District)

Opportunity

Medical wellness office buildout, containing eight (8) private offices, a break room, and reception area.

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Neighbourhood Amenities



- | | |
|---|---|
| 1. Bin 4 Burger Lounge, Yates Espresso Bar | 9. Aegean Café, L'Apero Bistro, Clarke & Co |
| 2. London Drugs, COBS Bread, Rich Rags | 10. Starbucks, Be Love, La Taquiza |
| 3. The Market on Yates | 11. Discovery Coffee, Superflux, Yalla |
| 4. 7-Eleven | 12. Belle General Store |
| 5. Habit Coffee, Superbaba | 13. Chorizo & Co, Fishhook |
| 6. Foo Asian Street Food, Yates St Taphouse | 14. Sookjai Thai |
| 7. Italian Food Imports, Sarpino's Pizza | 15. Blue Fox Café, Pho Wisdom |
| 8. Baan Thai Wok & Bar, Shiki Sushi, Subway | 16. Sen Zushi |

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