

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

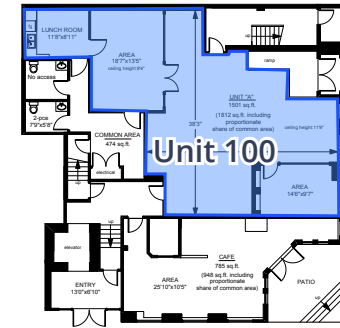


Fibre Optic Internet (Bell) to building



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

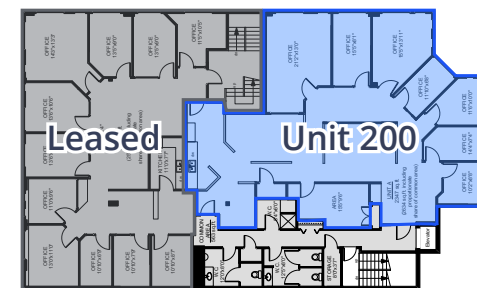
UNIT 101 | RETAIL/ OFFICE



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

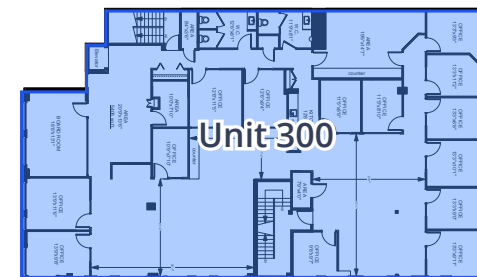
Rentable Area	1,812 SF
Net Rent	\$20.00 PSF per annum
Additional Rent	Est. \$15.65/SF (2026)

UNIT 200 | OFFICE



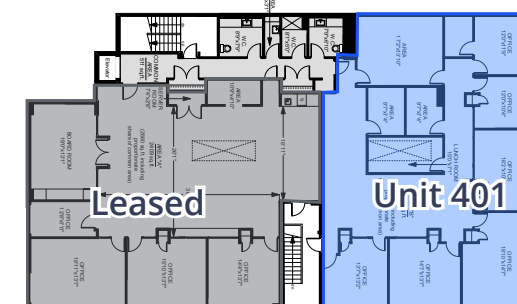
Rentable Area	2,347 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$15.65/SF (2026)
Available	Negotiable

UNIT 300 | OFFICE



Rentable Area	5,406 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$15.65/SF (2026)

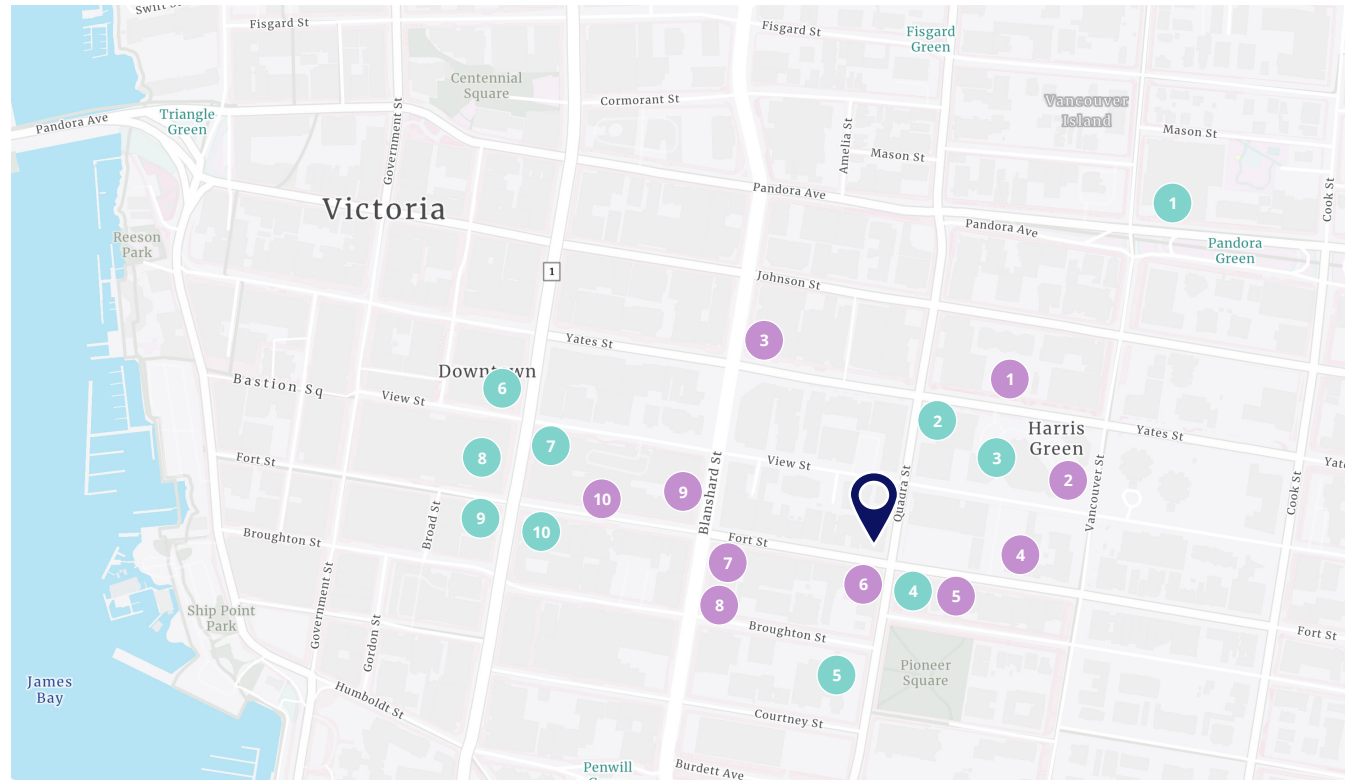
UNIT 401 | OFFICE



Rentable Area	2,762 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$15.65 (2026)

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 on 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 |



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

99

BIKE SCORE

99

WALK SCORE

92

TRANSIT SCORE

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For more information,
please contact:

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