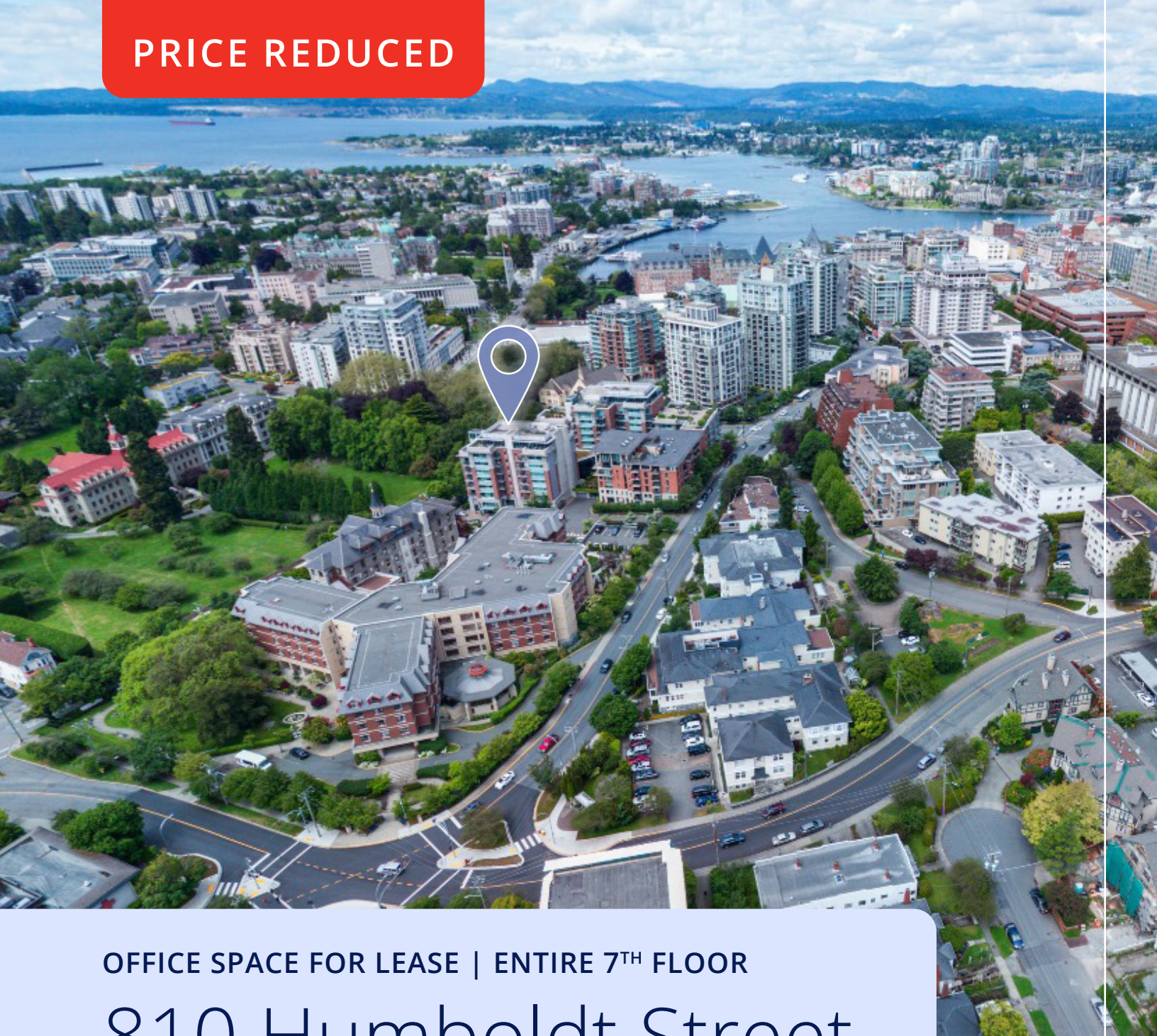


PRICE REDUCED



OFFICE SPACE FOR LEASE | ENTIRE 7TH FLOOR

810 Humboldt Street

VICTORIA, BC

Penthouse office space in one of downtown Victoria's premier hotels, located one block east of the Empress Hotel

Grant Evans

Personal Real Estate Corporation

Senior Vice President

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Colliers

Accelerating success.

Salient Details

Penthouse office space with
360 views of downtown Victoria

Civic Address
810 Humboldt Street, Victoria, BC

Legal Description
**STRATA LOT 142 OF LOTS 328, 329, 330, 331,
1240, 1241, 1242, 1243 AND 1244, VICTORIA
CITY STRATA PLAN VIS6830**

PID
027-971-619

Available Space
Entire 7th floor

Size
2,920 SF
(no common area gross-up factor)

Net Rent
~~\$22.00 PSF~~ \$20.00 PSF

Additional Rent
\$31.00 PSF
(strata fees/property taxes/utilities)

Parking
**Up to 10 reserved stalls at discounted rates
at \$50/stall per month
(additional parking at market rates)**

Premises

The premises feature three (3) private executive sized offices, two (2) washrooms, and a large reception area with built in curved reception desk. Approximately 50% of the office space is an open area plan, suitable for workstations/cubicles or additional office spaces to be built-out.

Zoning

CD-4 - Fairfield Block Comprehensive District
Permitted uses include, but are not limited to:

- Offices, including professional and medical/dentist

Property Scores



78 | Bike Score
Very Bikeable

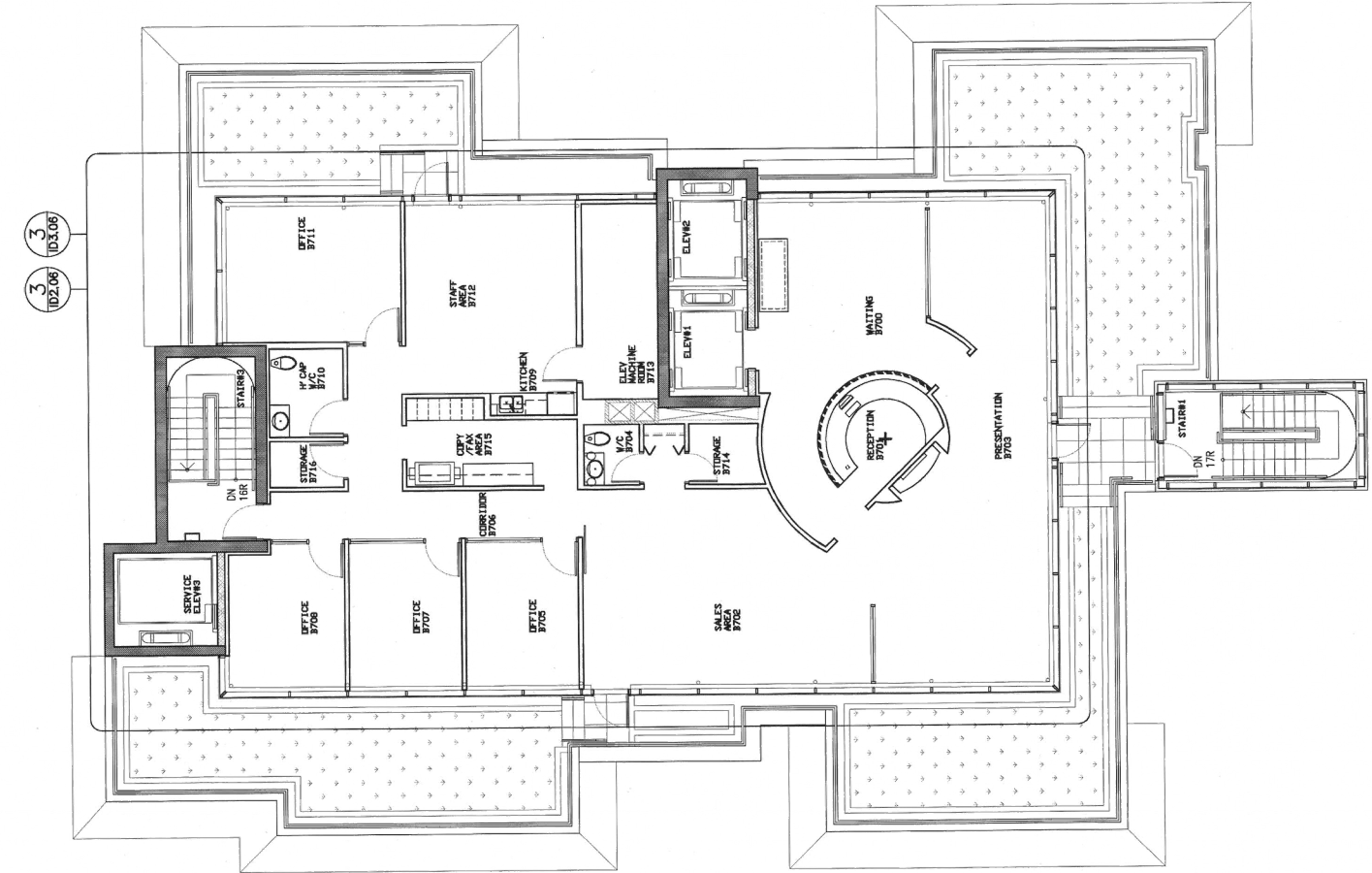


97 | Walk Score
Walker's Paradise



92 | Transit Score
Rider's Paradise

Floor Plans



Building Features/Amenities

Air Conditioning

Office premises are fully air conditioned.



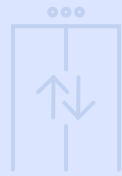
Outdoor Patio

Exclusive outside patio areas on the 7th floor, offering panoramic views of downtown Victoria.



Elevator Access

Elevator access directly into office reception area.



Bike Storage

Secure tenant bike storage on-site. Dedicated bike lanes line Humboldt Street, allowing for easy commuter access.



Pool & Hot-Tub Access

Up to 10 free employee passes for 7th floor tenant allowing access to the Parkside Hotel's 25 meter pool and hot-tub.



On-Site Fitness Centre

Up to 10 free employee passes for 7th floor tenant allowing access to the Parkside Hotel's fitness center with state of the art equipment.



Additional Amenities

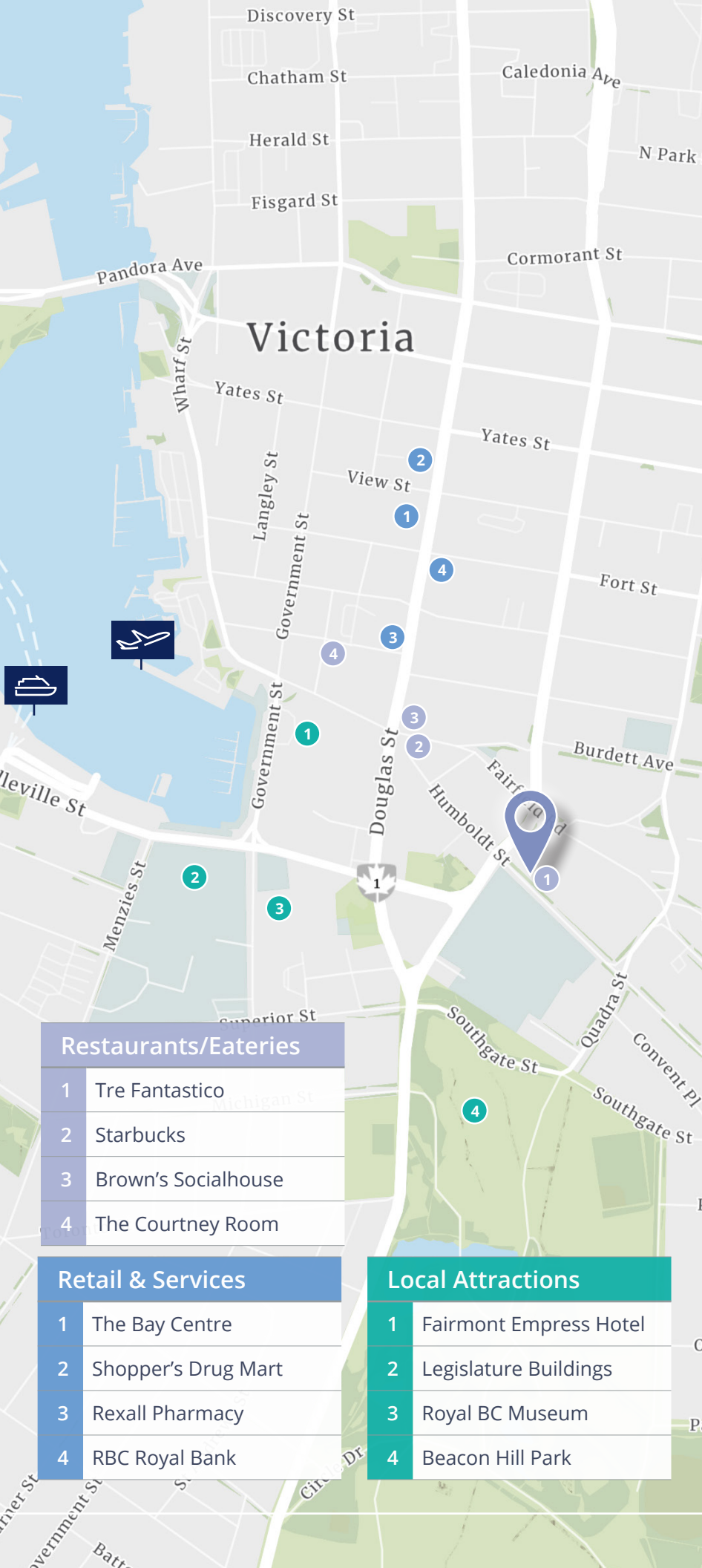
Other accessible amenities include a private movie theatre, spa, and meeting/events spaces on a reservation and charge basis.



Local Eateries

Tre Fantastico bistro café offers bakery good and beverages and is accessible right off the hotel lobby.





7TH FLOOR
810 HUMBOLDT STREET

For more information,
please contact:

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Restaurants/Eateries

- 1 Tre Fantastico
- 2 Starbucks
- 3 Brown's Socialhouse
- 4 The Courtney Room

Retail & Services

- 1 The Bay Centre
- 2 Shopper's Drug Mart
- 3 Rexall Pharmacy
- 4 RBC Royal Bank

Local Attractions

- 1 Fairmont Empress Hotel
- 2 Legislature Buildings
- 3 Royal BC Museum
- 4 Beacon Hill Park

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