

FOR LEASE HIGH PROFILE RETAIL SPACE

Retail 24/7.

1728, 1736 and 1740 Douglas Street are located on the southwest corner of the high profile intersection of Douglas Street and Herald Street in the recently transformed Hudson District of downtown Victoria. The spaces are highly visible from Douglas Street which has an average annual traffic count of 23,000 vehicles per day. The facade of the building has recently been updated, including new awnings and lighting. The area is characterized by many professional offices as well as new residential condominium and apartment units providing excellent pedestrian traffic to area retailers. 1736 and 1740 Douglas Street can be leased separately or can be combined for a total rentable area of 4,338 square feet.

RENTABLE AREA:

1736 DOUGLAS STREET: 2,140 sq. ft.

1740 DOUGLAS STREET: 2,198 sq. ft.

TOTAL: 4,338 sq. ft.

~~1728 DOUGLAS STREET: 2,146 sq. ft. LEASED!~~

LEASE RATE:

\$20.00 - \$24.00 per sq. ft.

OPERATING COSTS

& TAXES:

\$9.25 per sq. ft. (estimate)

AVAILABLE:

Immediately

1728, 1736 & 1740 DOUGLAS STREET

VICTORIA | BRITISH COLUMBIA



FOR MORE INFORMATION
PLEASE CONTACT:

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CBRE

FOR LEASE

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HIGHLIGHTS

- ✓ Exceptional signage opportunities
- ✓ Recent updates to the exterior facade of the building
- ✓ Year round pedestrian traffic
- ✓ Directly across Douglas Street from the Victoria Public Market
- ✓ Steps from Victoria's City Hall

ZONING

CA-4 - Central area commercial office district. Uses include but are not limited to bakeries, chartered banks, professional offices, rental businesses, retail sales, and dry cleaning.

~~1728 DOUGLAS STREET~~ LEASED!

- ✓ 2,146 sq. ft. of rentable area
- ✓ Open storefront area with large windows
- ✓ Currently built-out with open storefront area and reception desk, one office, a large staff room or boardroom and a back storage area

1736 DOUGLAS STREET

- ✓ 2,140 sq. ft. of rentable area
- ✓ Large storefront windows with glazing
- ✓ Primarily open concept space with large storage area
- ✓ In-suite washroom

1740 DOUGLAS STREET

- ✓ 2,198 sq. ft. of rentable area
- ✓ Currently built-out with open concept storefront space, boardroom/staff break room, storage room, one office, and kitchenette
- ✓ In-suite washroom
- ✓ Bright corner unit with large windows on two walls

**1736 and 1740 Douglas Street can be leased separately or can be combined for a total rentable area of 4,338 sq. ft.*

1728 Douglas Interior



1736 Douglas Interior



1740 Douglas Interior



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LOCATION



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