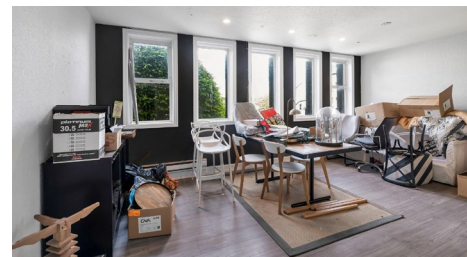


# For Lease

1323 Government Street  
Victoria, BC

**AVISON  
YOUNG**



## Full-Building Retail Leasing Opportunity On Victoria's Iconic Government Street

**James Murray**  
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# For Lease

1323 Government Street  
Victoria, BC

## Details

### RENTABLE AREA

Lower Level*	-	883 SF
Main Level*	-	2,343 SF
Upper Level	-	2,366 SF
Top Level	-	1,254 SF

**TOTAL AREA - 6,846 SF**

*\*Lower Level and Main Level may be leased separately*

### NET RENT

~~\$15,100 per month~~ **\$12,000 per month**

### ADDITIONAL RENT

\$4,435 per month (2025 est.)

### AVAILABLE

Immediately

### ZONING

OTD-1 Old Town District

Permitted Uses Include:

- ✓ Retail
- ✓ Studio
- ✓ Assembly
- ✓ Personal Service
- ✓ Drinking Establishment
- ✓ Brew Pub
- ✓ Food and Beverage Service
- ✓ Cultural Facility
- ✓ And more!

### EASE OF ACCESS [\(LINK HERE!\)](#)

Walk Score - **100** (Walker's Paradise)

Transit Score - **77** (Excellent Transit)

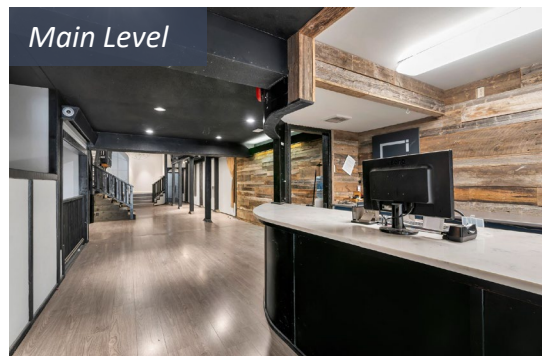
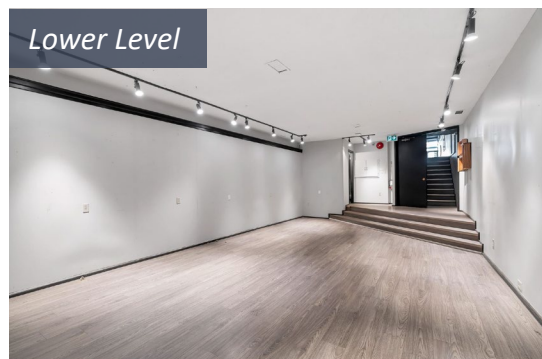
Bike Score - **94** (Biker's Paradise)

## Opportunity

Unique opportunity to lease a full retail building in the heart of downtown Victoria's Old Town District. The subject property lends itself to a wide variety of commercial uses, benefitting from high-exposure signage facing Government St, a diverse mix of interior spaces, exceptional ceiling heights, and character-rich heritage elements throughout. For parties interested in only the Main Level and Lower Level, please reach out to discuss further.

## Location

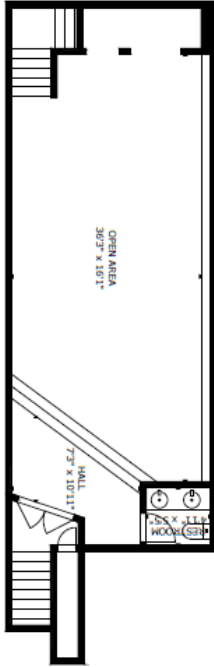
The subject building is situated next to the intersection of Government Street and lower Johnson Street, Victoria's two most popular shopping corridors. The area is characterized by high year-round foot traffic from both tourists and locals alike, contributing to the vibrant and active atmosphere that Victoria's Old Town District is best known for.



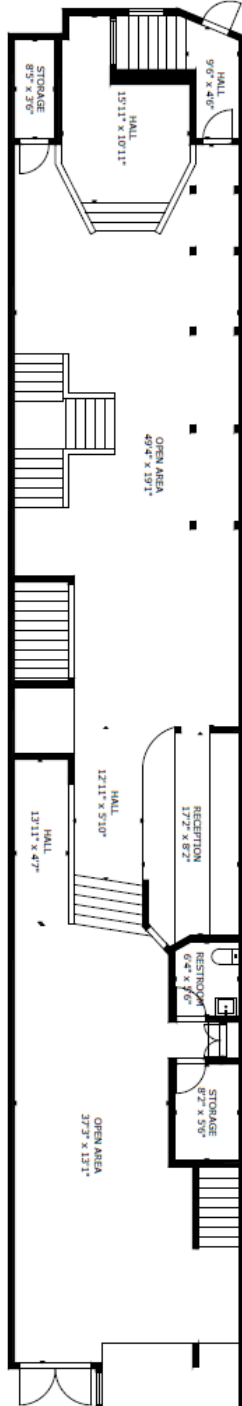
# For Lease

1323 Government Street  
Victoria, BC

**LOWER**  
883 SF



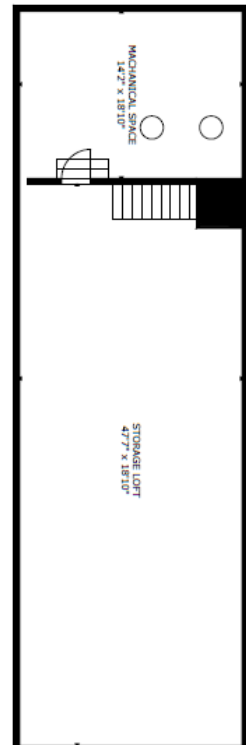
**MAIN**  
2,343 SF



**UPPER**  
2,366 SF



**TOP**  
1,254 SF





## Contact us for more information

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