



# *The Montrose Building*

1126 Blanshard Street, Victoria, BC

Prime Downtown Corner | For Lease

# The Montrose Building

Located on the key corner of Blanshard Street and View Street, the subject property benefits from spectacular exposure to both high pedestrian and vehicle traffic counts.

The Montrose Building is a beautiful heritage structure with ground floor commercial spaces that rarely come available. Nearby tenants include the Italian Deli, Sarpino's Pizza, Starbucks, and others.

The exceptional ground floor commercial unit has the following features:

- Extensive glazing allowing for exceptional exposure to the area.
- Existing finishes for office use but can easily be converted to full retail.
- Signage opportunities facing some of downtown Victoria's highest traffic counts.
- Up to 1,438 square feet of ground floor space.
- Good street parking in front and the View Street parkade nearby.
- 523 square feet of useable mezzanine.

## Asking Rates

\$27.00 psf net for ground floor  
\$10.00 psf net for mezzanine

## Operating Costs & Taxes

\$13.00 psf for 2023

## Availability

Immediately

## Contact Listing Broker

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