



Entire Building for lease

810 Fort Street
Victoria | BC

Gail Reaney

Vice President

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Opportunity

Opportunity to lease an entire building or individual floors. There is a full height basement for storage included.

Highlights

- Entire building available
- New HVAC
- Assembly zoned
- Elevator access
- Bike storage
- Bi-directional bike lanes at front door
- Full basement
- Excellent downtown location

Salient Facts

Main Floor	5,874 SF
Second Floor	6,248 SF
Third Floor	6,236 SF
Total Building	18,358 SF <i>Plus bonus basement</i>

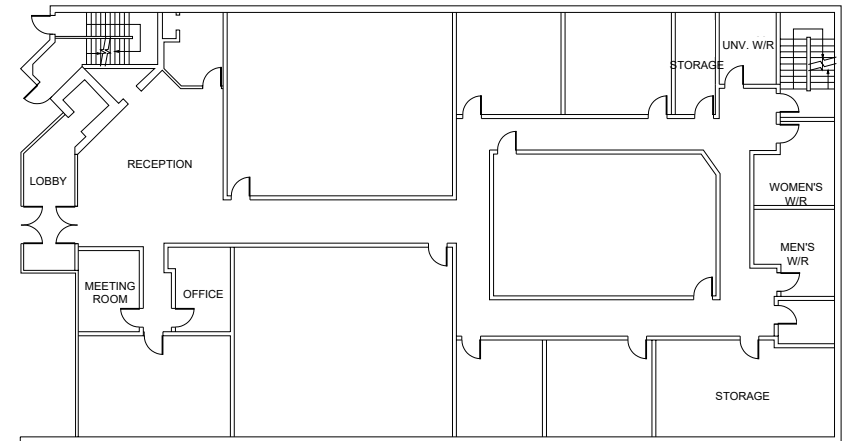
Main and second floor is built out for classroom use, third floor is shell condition.

Asking Rate	\$17.00 per SF
Additional Costs	\$11.75 per SF (est. 2026)

Floor Plans

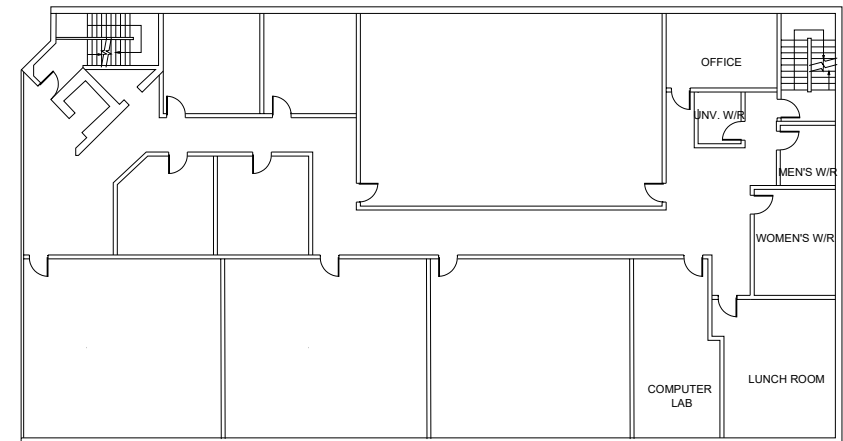
Ground Floor

5,874 SF



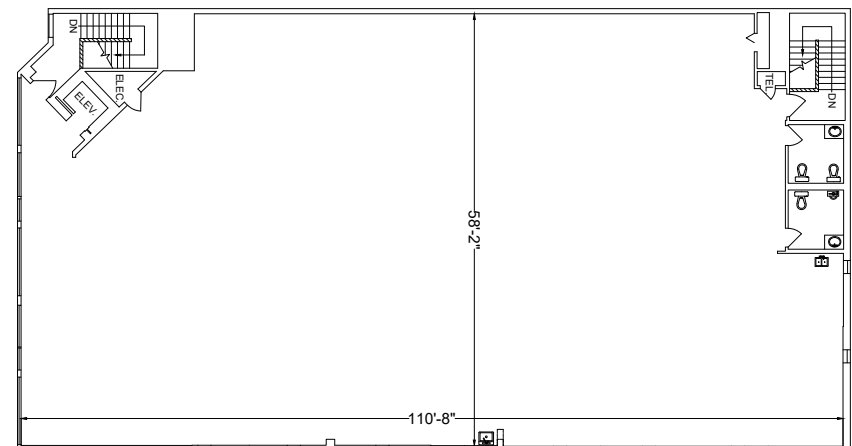
Second Floor

6,248 SF



Third Floor

6,236 SF



Location

The building provides an excellent location in the vibrant 800 block of Fort Street. This central downtown area is home to numerous tech businesses, Fort Commons, restaurants, and retailers. The bi-directional Fort Street bike lanes run directly in front of the property.



Reception area



Built out for classroom use





Accelerating success.



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For Lease

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Location

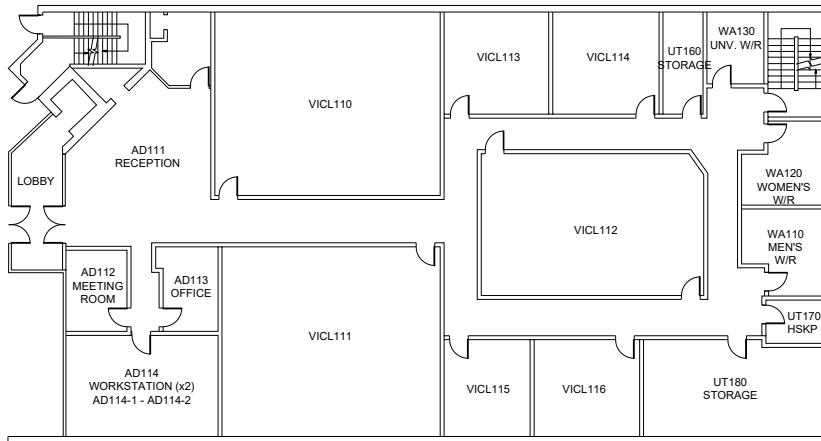
The building enjoys an excellent location in the vibrant 800 block of Fort Street. This central downtown area is home to numerous tech businesses, Fort Commons, restaurants, and retailers. The bi-directional Fort Street bike lanes run directly in front of the property.



Floor Plans

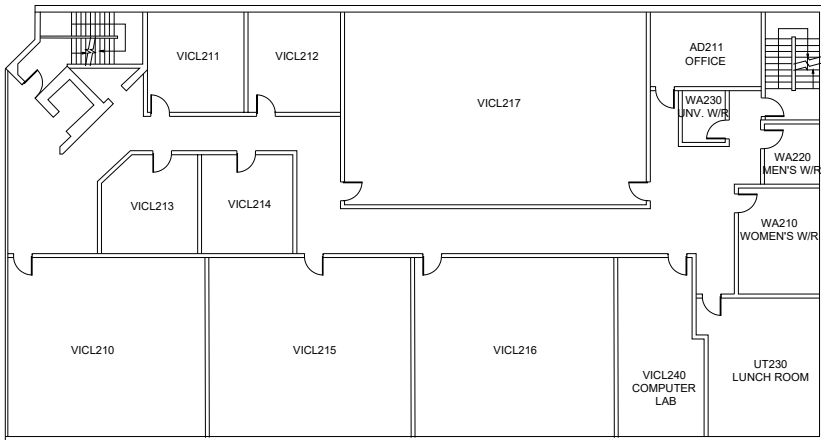
Ground Floor

5,874 SF



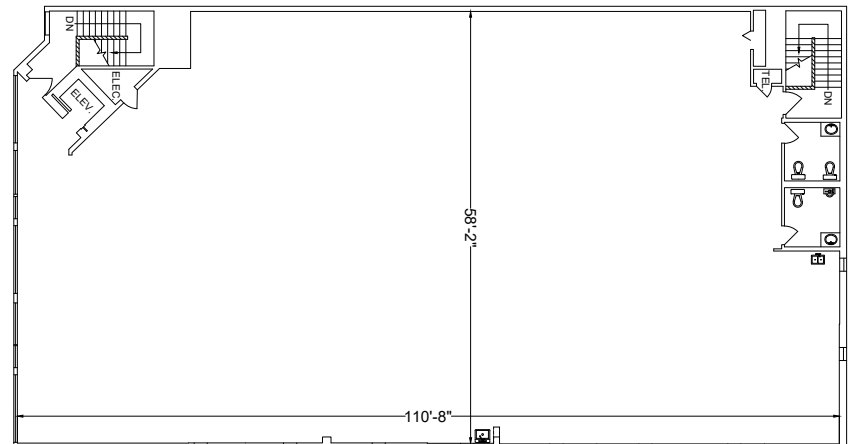
Second Floor

6,248 SF



Third Floor

6,236 SF



Salient Facts

Main 5,874 SF

Second 6,248 SF

Third 6,236 SF

Total Building 18,358 SF
Plus bonus basement

Main and Second Floor is built out for classroom use, third floor is shell condition.

Asking Rate \$17.00 per SF

Additional Costs \$11.50 per SF (est. 2022) Plus janitorial