HISTORIC

DOWNTOWN OFFICE SPACE

300-517 FORT STREET
VICTORIA, BC

CUSTOM HOUSE LTD.

COLDWELL BANKER

OCEANSIDE REAL ESTATE

ALLISON DUCLUZEAU
PERSONAL REAL ESTATE CORPORATION

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Coldwell Banker
Oceanside Real Estate

General Information

Rentable Area: List $5,214 SF
List: $21/SF Triple Net
District: Old Town, Victoria
Zoning: CA-3C Old Town

Interior

Enclosed Offices: 2-3
Bathrooms: 2
Meeting rooms: 1
Open Plan work spaces: 3-4
Total rentable area: 5,214 sq.ft.

Operating Costs

$13.00/SF (2024 estimate)
Includes Hydro, gas, garbage
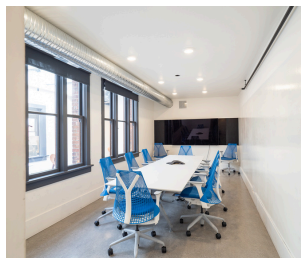removal

Total Monthly Rent

Estimated at $14,773 + GST

Building Features

Elevator, Fire Alarm, Sprinklers
HVAC, Fibre Optic Connections,
Electronic Access
Onsite parking, Bike storage
Transit and parking nearby

Building Information

Built: 1905
Heat & HVAC: Electric + Gas (incl)
Exterior Finish: Brick
Signage: with approval

Full top floor space at corner of Fort & Langley. 5214 SF of contemporary office space including 2-3 enclosed offices, a meeting room & several open plan teamwork areas.

Bright space is fitted with its own kitchen + 2 bathrooms and features expanive windows, atrium and skylights.

Upgraded, historic downtown building originally designed by Francis Rattenbury in 1905 for The BC Electric Railway Company. Located in charming Old Town District, just 1 block from Bay Centre, Government St, and waterfront, close to seaplanes and public transit.

HVAC, electronic access control & security, video surveillance, fibre optic & secure Cat 6 cable connections are available. Zoning permits wide variety of uses. May be leased furnished and is available immediately.