

HISTORIC
DOWNTOWN
OFFICE SPACE

110-517 FORT STREET
VICTORIA, BC

CUSTOM HOUSE LTD.



COLDWELL BANKER
OCEANSIDE
REAL ESTATE



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PERSONAL REAL ESTATE CORPORATION

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Coldwell Banker
Oceanside Real Estate



General Information

ML#: 935058
List \$: 22/SF Triple Net
District: Old Town, Victoria
Zoning: CA-3C Old Town

Interior

Enclosed Offices: 2-3
Baths: 1
Meeting room: 1
"Phone booths": 2
Total rentable area: 2,000 sq.ft.

Operating Costs

\$12.00 per square foot (2023 estimate)
Includes Hydro, garbage removal

Total Monthly Rent

Estimated at \$5,666.67+ GST

Building Features

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

Building Information

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

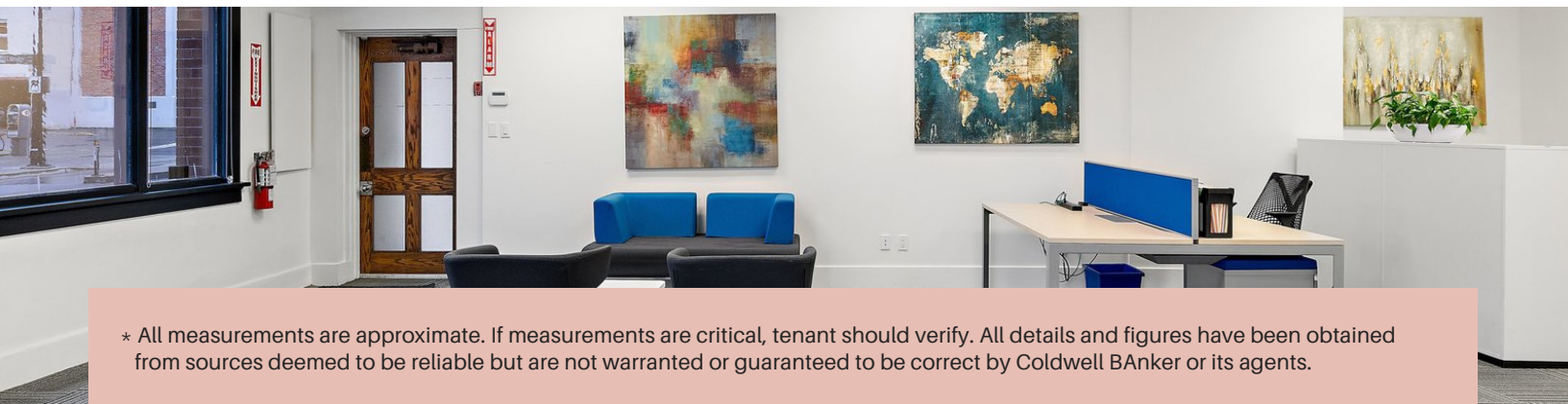


Main floor office space at corner of Fort & Langley Streets. 2000 sq.ft. of tastefully improved office space including 2-3 enclosed offices, a meeting room, 2 phone booths & open plan teamwork area.

This suite has a private entrance on Fort Street or can be accessed via main building lobby off Langley St. Bright space is fitted with its own kitchen & bathroom and features large windows.

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

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



* All measurements are approximate. If measurements are critical, tenant should verify. All details and figures have been obtained from sources deemed to be reliable but are not warranted or guaranteed to be correct by Coldwell BANKer or its agents.