



**FOR LEASE** | 1300 Government Street | Victoria, BC

## Exceptionally Located Downtown Retail

The subject property is exceptionally well located on the key corner of Government Street and Yates Street, a prime retail location in Victoria. Victoria's old town is world renowned for its character brick charm, easy walkability, and diverse range of retail and restaurant tenants. Government Street is the main retail street serving the downtown core and 1300 Government Street is exceptionally positioned. Within one block of the subject building are The Gap, Eddie Bauer, Mountain Equipment Co-op, Roots Clothing, Starbucks and others. It is a short distance to the Victoria inner harbour, The Bay Centre, and numerous parkades.

The subject unit has fantastic glazing with direct access to the corner of Government Street and Yates Street. This unit offers fantastic signage opportunities and high ceilings within.

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## Building Renovations

The subject premises are under renovation and on completion will include:

### NEW FEATURES

- New storefront glazing
- New 400 amp 3 phase electrical service
- New water line
- HVAC to the premises
- Dramatic ceiling heights
- Restored brick on most interior walls

## Location



*The property is surrounded by quality local, national and international retailers in Downtown Victoria's retail centre.*

## Details

### AVAILABILITY

The space will be available spring 2020.

### AREA

1,219 SF of main floor space, plus additional basement area of 575 SF

### ASKING RENTAL RATE

\$75.00 per square foot net (for main floor only)

### OPERATING COSTS AND TAXES

\$15.00 per square foot (estimated for 2019)

1	AMELIA LEE	15	FLUVOG SHOES
2	OUTLOOKS FOR MEN	16	SHOPPERS DRUG MART
3	HUGHES	17	SPINCO
4	ROOTS	18	EARL'S
5	THE GAP	19	IRISH TIMES PUB
6	FJALLRAVEN	20	MURCHIE'S TEA
7	SPANK	21	FIAMO PIZZA
8	LULULEMON	22	FLYING PIG
9	STILL LIFE	23	FERRIS'S OYSTER BAR
10	MEC	24	THE DRAKE EATERY
11	DAVID'S TEA	25	CAFE MEXICO
12	STARBUCKS	26	IL TERAZZO
13	PATAGONIA	27	LEOPOLD'S TAVERN
14	EDDIE BAUER	28	LITTLE JUMBO



#### 100 Walker's Paradise

Daily errands do not require a car.



#### 75 Very Bikable

Biking is convenient for most trips.



#### 77 Excellent Transit

Transit is convenient for most trips.

Contact us:

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