



Colliers

737 Fort Street | Victoria, BC

Downtown Heritage Building | for lease

Premiere location in Victoria's Central Business District. The building features a stunning heritage facade coupled with modern upgrades, surrounded by numerous amenities in the immediate vicinity, including restaurants, financial institutions, law offices, shopping and more.

Accelerating success.

Property Overview

Opportunity



Colliers is pleased to present for lease a two-storey heritage office building in Victoria's Central Business District on Fort Street. The building was constructed in 1912 for British America Trust Co., with an addition built at the rear of the building in 1966. The striking architectural frontage offers a unique opportunity to locate in one of Victoria's most attractive buildings.



Location



The property is located on the south side of Fort Street between Douglas and Blanshard Streets. Notable neighbouring properties include the main branches of The Royal Bank of Canada, CIBC, TD Canada Trust, as well as a variety of retail and commercial services and amenities. This property is suitable for professional businesses such as technology companies lawyers, accountants and other office professionals.

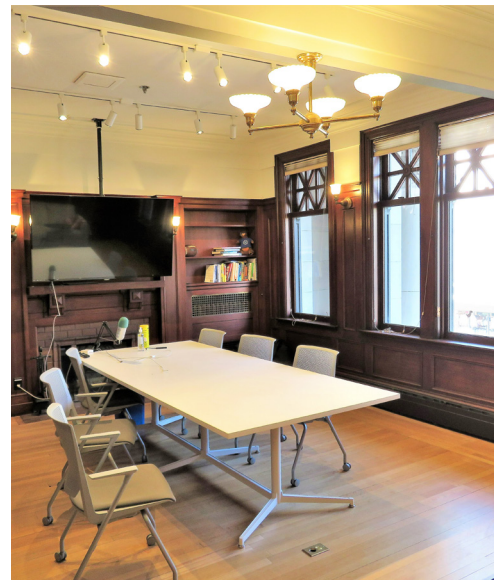


Improvements



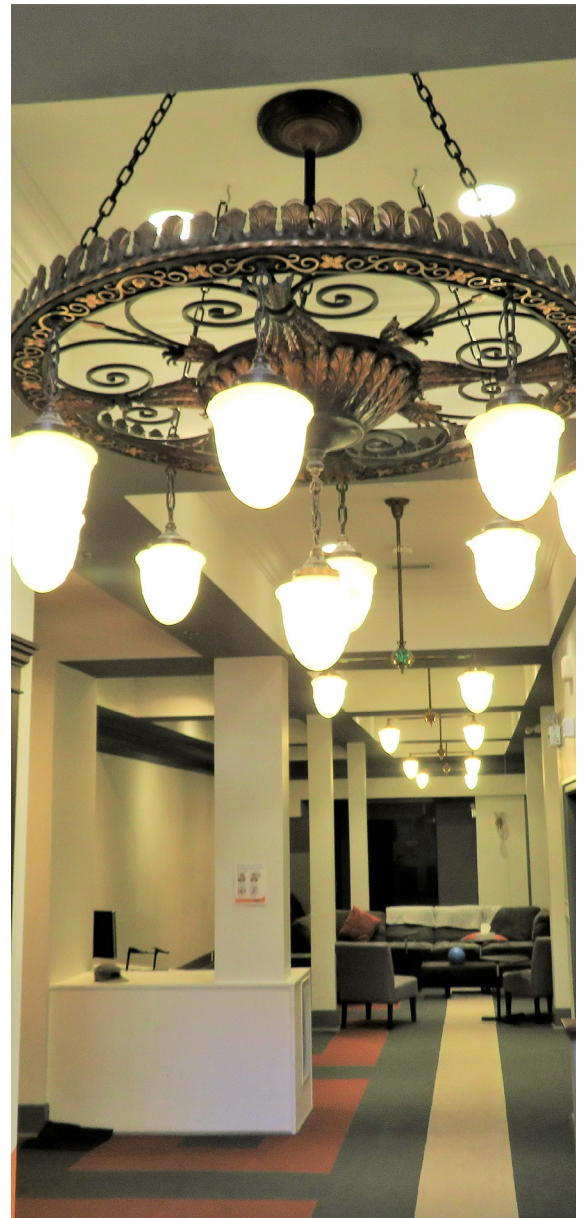
The main floor is comprised of 2,735 square feet of rentable area in an open plan layout. The second floor comprises 2,629 square feet with two private offices, for a total of 5,364 square feet.

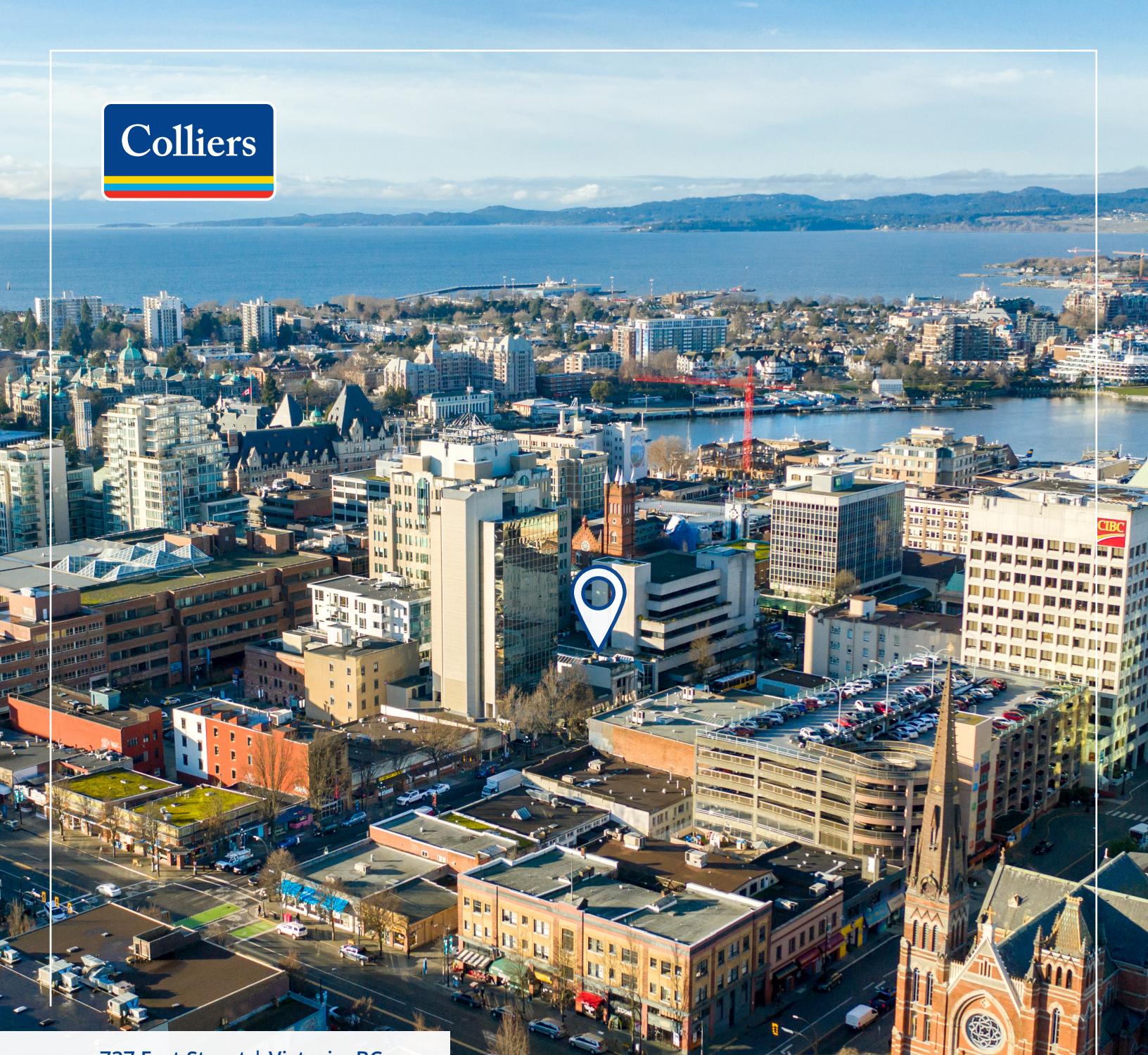
The building interior has been renovated to be made accessible by a period-style ramp, and the entire building has been upgraded to a first class standard, including electrical, plumbing and a new HVAC system to be installed in Q2 2022.



Salient Facts

Zoning	CA - 4 (Central Area Commercial Office District)
Base Rent	Ground Floor : 2,735 SF - \$28.00/ SF
	Second Floor: 2,629 SF - \$22.00/SF
Operating Costs and Taxes	\$12.91/SF (estimated) for 2024





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