



737 COURTNEY STREET, VICTORIA, | BC

# Move-In Ready, High Quality, Affordable Downtown Office Space

FOR LEASE

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## Transit scores



Walk score

99



Bike score

90



Transit score

93

# Opportunity

**737 Courtney Street** is a free-standing, four (4) storey office building that is move-in ready. The fourth floor features an extensive build-out of generously sized private offices; and the second and third floors are well-appointed with a mix of private offices, meeting rooms and open work areas. The ground floor impresses with its grand reception and lobby area showcasing a large formal boardroom. Each floor features washrooms with showers and its own kitchen.

Basic Rent	17.00 PSF
Additional Rent	\$11.93 PSF
Area	17,813 SF*

*\*The building can be split into individual floors of 5,345 SF each for the second, third, and fourth floors.*

## The location

Centrally situated on a quiet block of downtown Victoria, 737 Courtney Street is well-positioned on the north side of the Chateau Victoria Hotel nestled in between the Victoria Conference Centre, the Greater Victoria Public Library and the Provincial Law Courts. Amenities abound in the immediate area including Starbucks, Brown's Social House and numerous other restaurants & eateries. All transit routes to downtown are located half a block away on Douglas Street.

## FEATURES



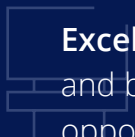
Potential for a **roof-top patio**



**Showers, washrooms and kitchen** on each floor



Serviced by a **single elevator**



**Excellent signage and building branding opportunity**



**On-site parking available**



**Existing furniture package** might be available



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