



For Sublease | 623 Fort Street, Victoria, BC

# Fully Furnished Downtown Office Space

Located on vibrant Fort Street, directly opposite The Bay Centre and a short walk to Government Street, 623 Fort Street takes advantage of the best of the downtown core. Restaurants, shopping, the inner harbour and more are all within close proximity.

Accelerating success.

**Graham Smith**

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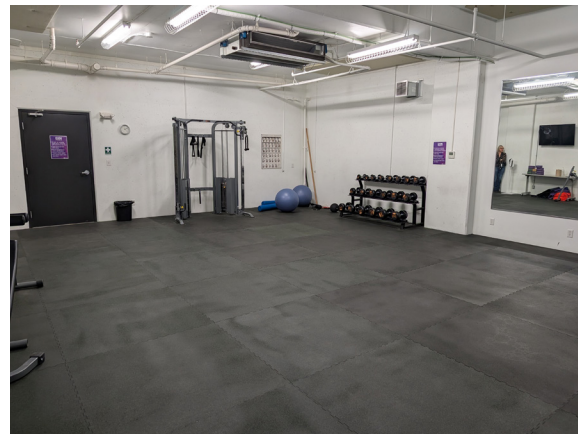
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# Property Overview

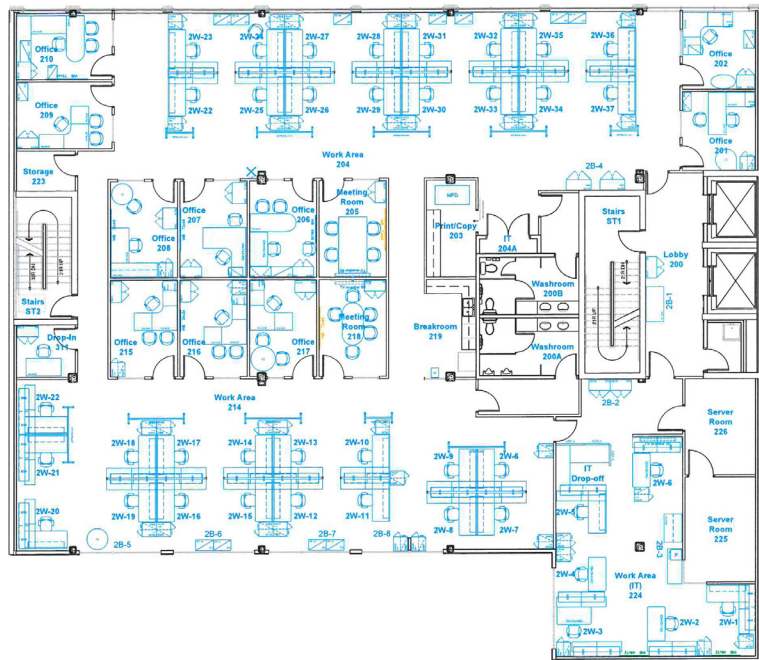
Constructed in 2014, the subject property benefits from modern design features, including up to date elevators, HVAC and seismic. There are excellent end of trip facilities and a fitness area for tenants.

Features Include:

- Extensive glazing, allowing for exceptional natural light
- Existing buildout offering 12 offices, large open areas, lunchroom and copy area
- Full seismic upgrade to the building
- Approximately 8,500 SF of floor area
- Existing furniture, which can be included



<b>Asking Net Rental Rate</b>	\$22.00 PSF
<b>Operating Costs &amp; Taxes</b>	\$14.89 PSF (estimated for 2025)
<b>Head Lease Expiry Date</b>	October 31, 2034



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