

FOR LEASE



FAIRFIELD BLOCK

1601-1609 Douglas St & 712-714 Cormorant St, Victoria, BC

Retail Space Available in a Historic Brick and Beam Building



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Recently acquired by Porte Communities and Reliance Properties - an award-winning Vancouver heritage developer - The Fairfield Block is about to undergo a full exterior revitalization that will restore this heritage building's street-front presence to its former glory.

The revitalization will restore both the Douglas and Cormorant Street sides of the building and create a unique, historic landmark - just steps from Victoria's newest high-end retail and office space - in what is quickly becoming Victoria's most vibrant, active, night-and-day neighbourhood.

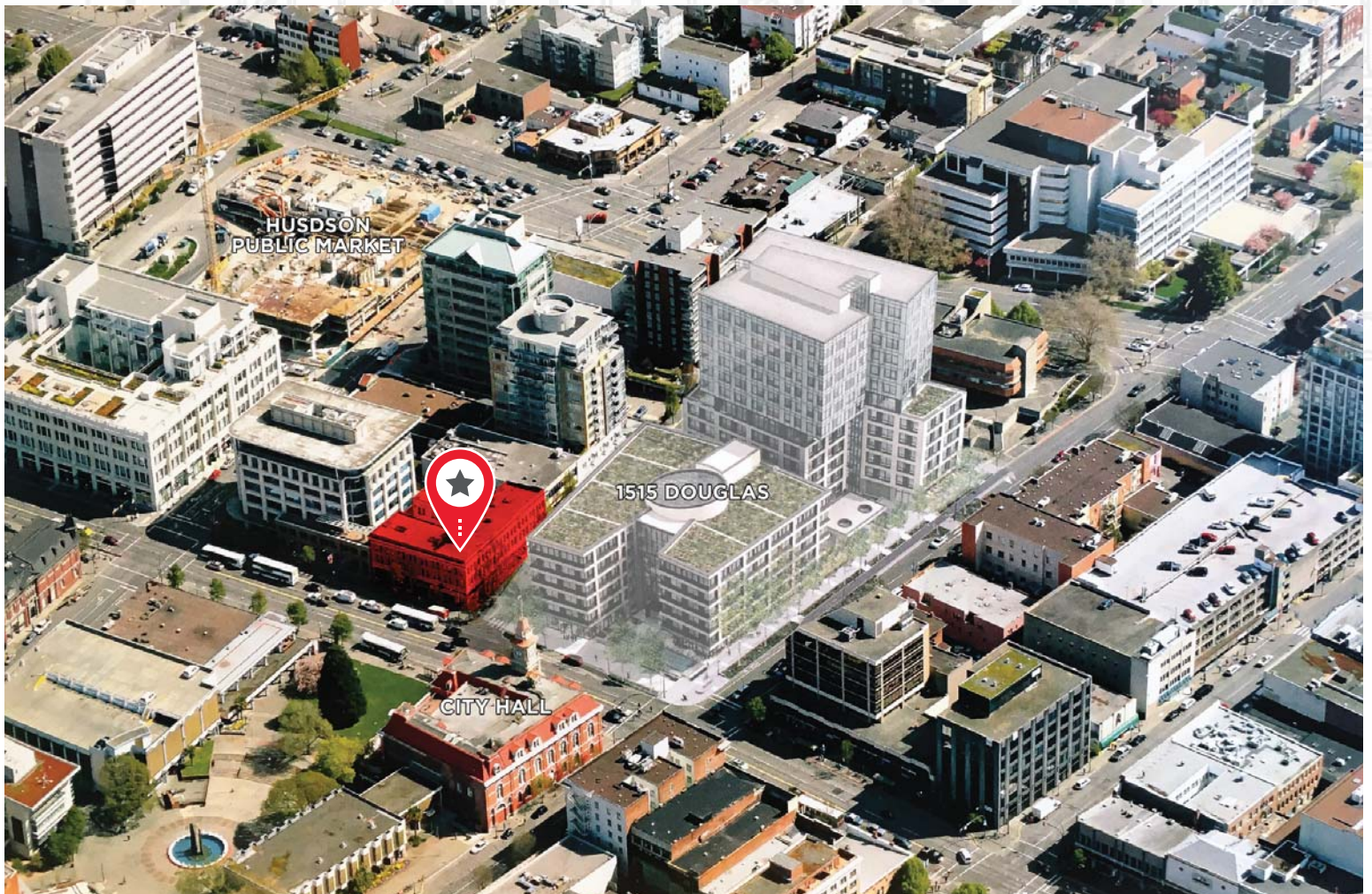
LOCATION

Located directly across from Victoria City Hall, the Fairfield Block is ideally situated in a busy, high-pedestrian-traffic area, populated with well-employed government and public sector workers as well as the highly-active residents of the many up-market condominiums nearby including the Hudson, Hudson Mews and Hudson Walk.

Directly adjacent to the south of The Fairfield Block is 1515 Douglas, the city's newest Class A office development. Slated for completion in early 2018 these two office buildings will be home to over 1,000 high-net-worth employees. This development is 100% pre-leased, to an impressive mix of government agencies and tech companies including bcIMC, Workday and Illumina.

OFFERING

Four (4) retail units are available along Douglas and Cormorant Streets, ranging in size from 1,354 sf to 1,506 sf. Units are situated on the west and south sides of the building.



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FEATURES

- Each storefront has over 15 feet exposure along a main walking and vehicle corridor
- Newly restored glazing as part of exterior revitalization plan
- Historic brick and beam building
- Units delivered in a shell condition

AVAILABLE SPACE

Unit 1609 1,354 rentable sf - **AVAILABLE NOW**

Unit 1607 1,506 rentable sf - **AVAILABLE NOW**

Unit 1605 1,465 rentable sf - **AVAILABLE NOW**

Total Contiguous 4,325 rentable sf

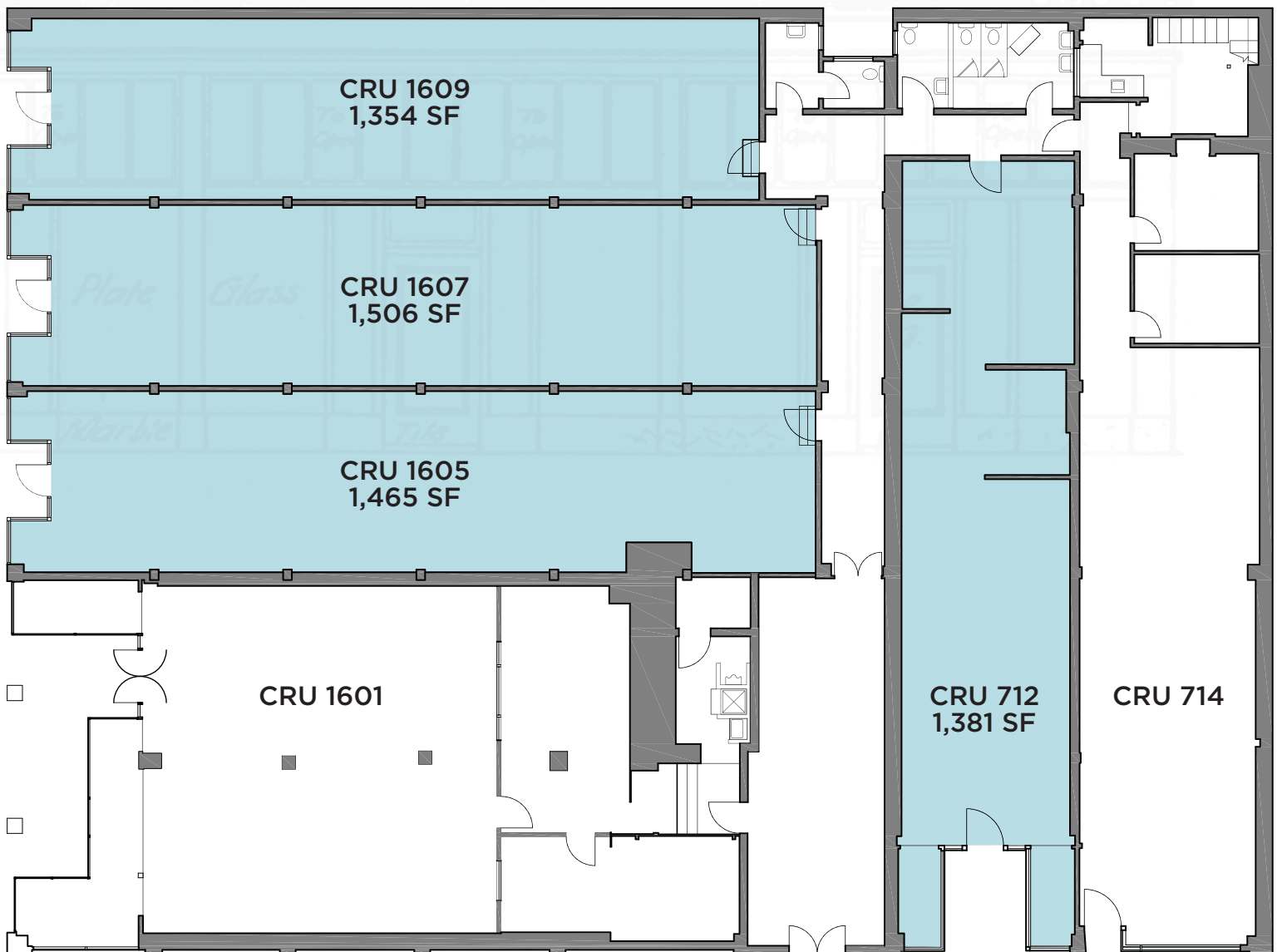
Unit 712 1,381 rentable sf - **July 1, 2018**

ASKING NET RENT

Unit 1609	\$26.00 psf
Unit 1607	\$26.00 psf
Unit 1605	\$26.00 psf
Unit 712	\$26.00 psf

TAXES & OPERATING COSTS

Estimated at \$10.30 psf, per annum (excludes electricity)
Plus 6% of basic rent as management fee



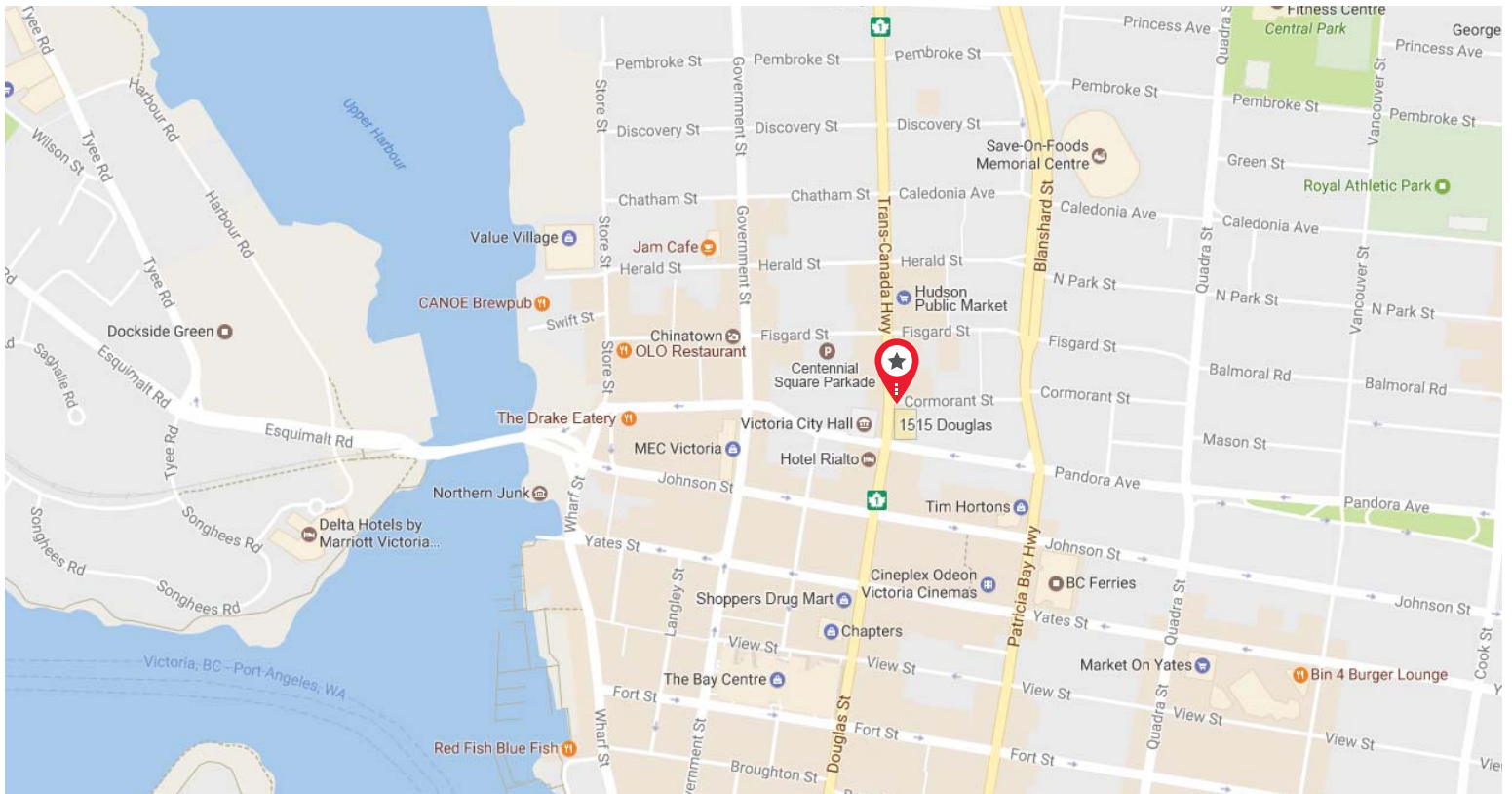
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