

**Superior Retail Space in High Profile Location
900 – 920 Douglas Street, Victoria BC**



Opportunity:

To lease any of three well configured attractive retail suites with excellent frontage along Victoria's busiest downtown artery

Location:

On the northwest corner of Douglas Street and Courtney Street, in the heart of Victoria's tourist and central office district, close to the substantial residential population in James Bay, Fairfield and the Humboldt Valley.

Description:

Three suites ranging in size from 1,445 sf to 2,893 sf plus 2,583 sf basement storage area

Net Rent:

\$30.00/sf

For information, please call:

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Three Great Options From 1,440 to 2,893 Square Feet in Downtown Victoria

Location

The building is ideally located in the south core of downtown Victoria on the corner of Douglas and Courtney Streets, just steps from such tourist landmarks as the Empress Hotel, Victoria Conference Centre and Royal BC Museum. It is surrounded by office towers like “International House” and the “Sussex Building” and major hotels including the Marriott, Strathcona, Magnolia, Chateau Victoria and Executive House.

The subject is also well positioned to serve the residential community that has evolved in the Humboldt Valley between Douglas and Quadra Streets. This area has seen prolific growth in recent years with first class high rise towers such as The Falls, Aria, Astoria, Belvedere and Parkside all bringing hundreds of new residents to this part of the City. There is a new vibrancy to the area and plenty of opportunity for new retailers to attract office workers, tourists and local residents as customers in a wide range of product and service categories.



The Empress



Victoria Conference Centre



Strathcona Hotel



The Aria



The Falls



Marriott Hotel

The Building

This single storey concrete building was designed by John Dicastri and first constructed in 1953. Its signature “jigsaw” front elevation is both distinctive and functional, providing excellent exposure with its 95 feet of frontage on the west side

of Douglas Street. The building offers excellent signage opportunities and features attractive angular storefronts with large floor to ceiling windows. The wide sidewalks are very pedestrian friendly and provide outdoor seating potential for restaurants. There are 10 parking stalls on site and ample options nearby.



Front Entrance



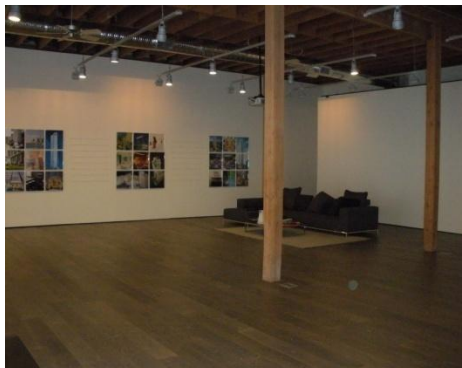
Storage Space



Kitchen Area



Subject space looking southwest to northeast



Subject space looking northeast to southwest



Meeting room



Reception Area

920 Douglas Street (double suite)

The subject suite was recently used as the showroom for Westbank’s newest residential and retail development “The Falls”. Previously, this space comprised two separate and contiguous units but the recent removal of the demising wall created the existing suite with a total area of 2,893 square feet. It could be re-demised to create two units, each comprising half that area.

There are two front entrances off of Douglas Street, with feature floor to ceiling windows that both open to tiled reception areas. There is a slight grade change along the Douglas Street frontage so the south entrance has two rustic log steps and a separate wheelchair ramp up to the level of the showroom floor, which is at grade at the north entrance. The configuration is rectangular in shape, roughly 45 feet wide by 65 feet deep. The brick walls, new cherry oak hardwood floors, high ceilings with exposed beams and joists, track lighting, and open floor plan make it a gorgeous turnkey retail or gallery opportunity.

At the back of the premises, there is a modern new kitchen area that features granite counter tops and three stainless steel appliances, a meeting room, washroom and storage area. The space is equipped with its own 200-amp 3-phase electrical panel and is served by a HVAC system that is less than 5 years old.

Zoning

CA-3C Old Town District: Permitted uses include business and professional offices, restaurants, bakeries, art galleries, financial institutions, retail stores, clubs, health care, recreation, high-tech and call centers.

900 Douglas Street

This is the corner suite, providing just over 24 feet of frontage and exposure along Douglas Street and well over 60 feet along Courtney Street. It enjoys strong pedestrian traffic and offers great signage potential. Previously occupied by Liberty Java & Juice, the space is well suited for a food and beverage establishment and is already configured as such, though it needs improvements to create a contemporary offering.

There is generous ceiling height of approximately 15 feet. Floor to ceiling windows at the front entrance and two large south facing bay windows give the premises a spacious and open atmosphere with plenty of natural light. Brick interior walls enhance the character of the seating area. The space is equipped with male and female washrooms, sink and counter space as well as a 7'x7' walk-in cooler. The premises comprise a rentable area of approximately 1,585 square feet, excluding the basement storage space accessible from this unit, totaling another 2,583 square feet.

Offering Summary:

Availability:	Immediately
Rentable area:	900 Douglas – 1,585 sf 920 Douglas – 2,893 sf (demisable into two units)
Term:	Negotiable
T.I. Allowance:	Negotiable
Operating Costs:	\$12.81 psf (excluding hydro and garbage removal)
Asking rent:	\$30.00 psf (net)



Front Entrance



Service Counter



Storefront / Seating Area



Courtney Street Elevation

For more information, please contact:**DTZ Barnicke Victoria****Anne Tanner or Randy Holt****Tel: 250 382 3400****Fax: 250 382-1333**www.dtzbarnicke.com/victoria

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