

**Prime Downtown Office Location**

**Opportunity:** Rare chance to lease attractive office premises in a central downtown location. Very competitive terms offered by one of Victoria's leading landlords.

**Location:** In the heart of downtown Victoria on Douglas Street between Humboldt and Courtney Streets, just steps from the Inner Harbour, Parliament Buildings, Union Club and Financial Core.

**Description:** Ground and upper floor office space ranging in size from 500 sf. – 40,000 sf.

**Asking Price:** \$11.00 psf (triple net)  
\$8.90 psf Taxes & Operating Costs (2010)

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# FOR LEASE

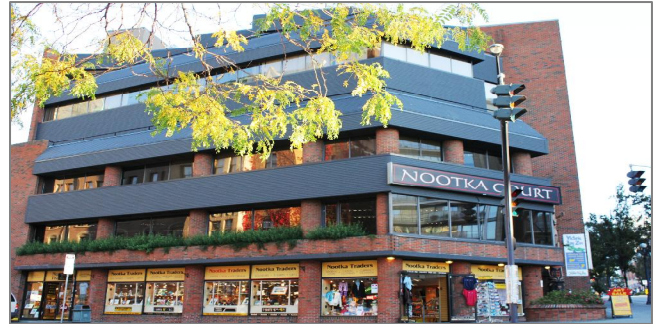
## Prime Downtown Office Space

### Nootka Court

#### The Location:

Nootka Court is located on Victoria's popular Douglas Street, with building access off three streets, 633 Courtney Street, 808 Douglas Street and 634 Humboldt Street. The building enjoys substantial frontage on all streets and provides ease of access to the financial core and all downtown services, including shopping and many popular restaurants and café's.

Nootka Court is an integral part of the City's downtown business district, with most of the top office buildings in Victoria located within a three block radius of the subject. The block itself has long been one of the most prominent in town and until just recently was anchored by the popular Vic West Theatre with the Bug Zoo and Nootka Traders still remaining. Located across the street is the brand new prestigious Falls residential development, which hosts the location of HSBC's downtown banking branch and Brown's Social House, a popular restaurant/bar.



#### The Building:

This landmark office building has three notable addresses due to the fact that the building spans the greater of an entire block in Downtown Victoria. The most notable corner for the building is off of the corner of Douglas and Humboldt Streets, across from the Victoria Conference Centre and The Empress Building. The building has three official addresses: 808 Douglas Street (access off Douglas beside The Noodle Box), 633 Courtney Street (access off Courtney beside The Bug Zoo) and 634 Humboldt Street (access off Humboldt across from Miniature World). All entrances are handicap accessible via a common elevator and/or handicap lift. The building has recently undergone a substantial common area upgrade program, which now features an indoor secure bike storage room. The owner recognized the need to adapt the common areas to suit the new "green" tenant trends in the Downtown Victoria office marketplace. Added building features include an interior common balcony for tenant's to enjoy an outdoor area as well as fully air-conditioned premises.

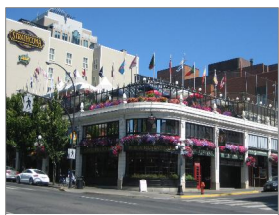
This building has enjoyed close to 100% occupancy for over twenty years. The building served for years as the office premises for several government ministry's including the Ministry of Agriculture & Lands, Ministry of Housing & Social Development, Ministry of Welfare, Ministry of Labour & Public Affairs and many more. This is the first time in many years that an office tenant has the opportunity to lease space within Nootka Court. There are various sized office spaces ranging from small to large spaces. Please call the listing agents for specific available suite sizes.



Victoria Conference Centre



Browns Restaurant & Lounge



Sticky Wicket Restaurant & Bar



The Falls



Crystal Gardens



The Empress

Tel. 250 382 3400

[www.dtzbarnicke.com/victoria](http://www.dtzbarnicke.com/victoria)

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## Prime Downtown Office Space

### Nootka Court



633 Courtney Street



634 Humboldt Street



808 Douglas Street

#### **Office Space Availability List:**

The following office spaces are available for lease at Nootka Court:

#### **Nootka Court – 633 Courtney Street**

Main Floor – 1,236 square feet

This suite features an 8-10 person boardroom, a large open work area with and in-suite washroom.

Upper Floor – 8,799 square feet

This suite features stairway access off of Courtney Street as well as elevator access off Humboldt Street. The space is currently a large open floor plan with 2-3 private offices, 4 large boardroom/training rooms perfect for educational purposes and or classroom use. There is also a large kitchen/lunchroom area with direct access to the building's outdoor courtyard where staff can enjoy the sun and fresh air!

#### **Nootka Court – 808 Douglas Street**

Lower Level – 4,308 square feet

This suite was the previous home to the old Vic West Theatre. The space is currently laid out in its original theatre design but is perfect for an alternative office or retail use.

Main Floor – 8,284 square feet

This space provides ground floor access and fantastic street front exposure onto Douglas and Humboldt Streets, overlooking The Falls and Brown's Restaurant. The space currently has multiple private offices, boardrooms and two separate kitchen nooks. The space can be easily transformed as it has moveable wall partitions throughout the space, making it easy for a tenant to re-configure the space.

Second Floor – 10, 126 square feet

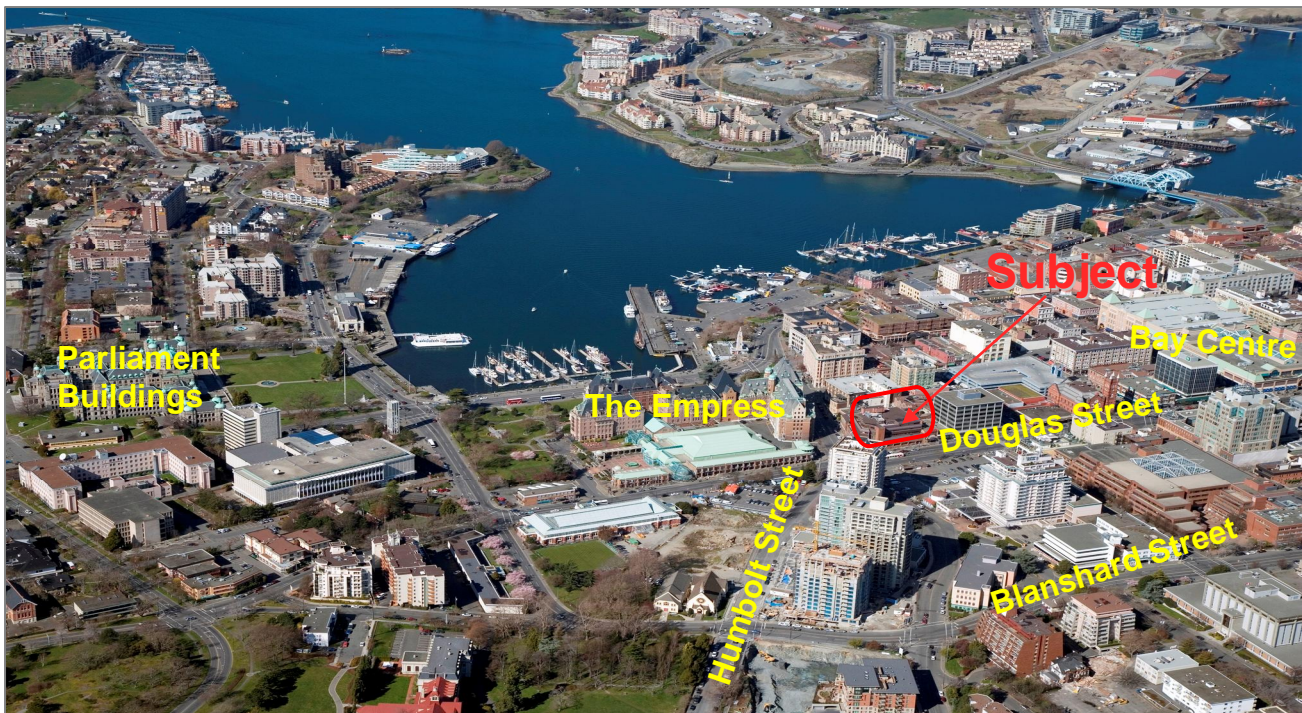
This space is accessed via an elevator or stairway and provides a fabulous streetscape view onto Douglas and Humboldt Streets, overlooking The Falls and Brown's Restaurant. The space is currently in a primarily plan with approximately ten (10) private offices, multiple storage areas and a large kitchen/lunchroom that is very well finished.

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### Nootka Court

<b><u>Rentable Area:</u></b>	Various units ranging in size from 1,236 sf to 40,000 sf
<b><u>Zoning:</u></b>	General Office Use CA-29
<b><u>Operating Costs:</u></b>	2010 (Est.) \$8.90 psf per annum (Janitorial not included)
<b><u>Term:</u></b>	Landlord is flexible with lease terms however prefers minimum of 3 – 5 years
<b><u>Availability:</u></b>	Available Immediately
<b><u>Parking:</u></b>	Public and private parkade's nearby.
<b><u>Asking Rent:</u></b>	\$11.00 psf (net) per annum (triple net)
<b><u>T.I. Allowance:</u></b>	Negotiable



**For more information, please contact:**

**DTZ Barnicke Victoria Ltd.**

**Anne Tanner (Cell: 250-882-4102) or Ross Marshall (Cell: 250-508-8182)**

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