



FOR LEASE

736 – 750 Douglas Street, Victoria B.C.

Affordable Retail Space at the Victoria Conference Centre



Retail/Commercial Service Space Ideally Situated in Downtown Victoria

Location Superbly located within the City of Victoria on lower Douglas Street, the Victoria Conference Centre (VCC) benefits from its excellent position within the tourist, professional and growing residential area of downtown Victoria.

Description Only 3 units remaining
731 to 886 square foot units available
Excellent exposure on primary thoroughfare
Variety of uses permitted – bring your ideas!

Net Rent 15.00psf to \$17.00psf

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Overview

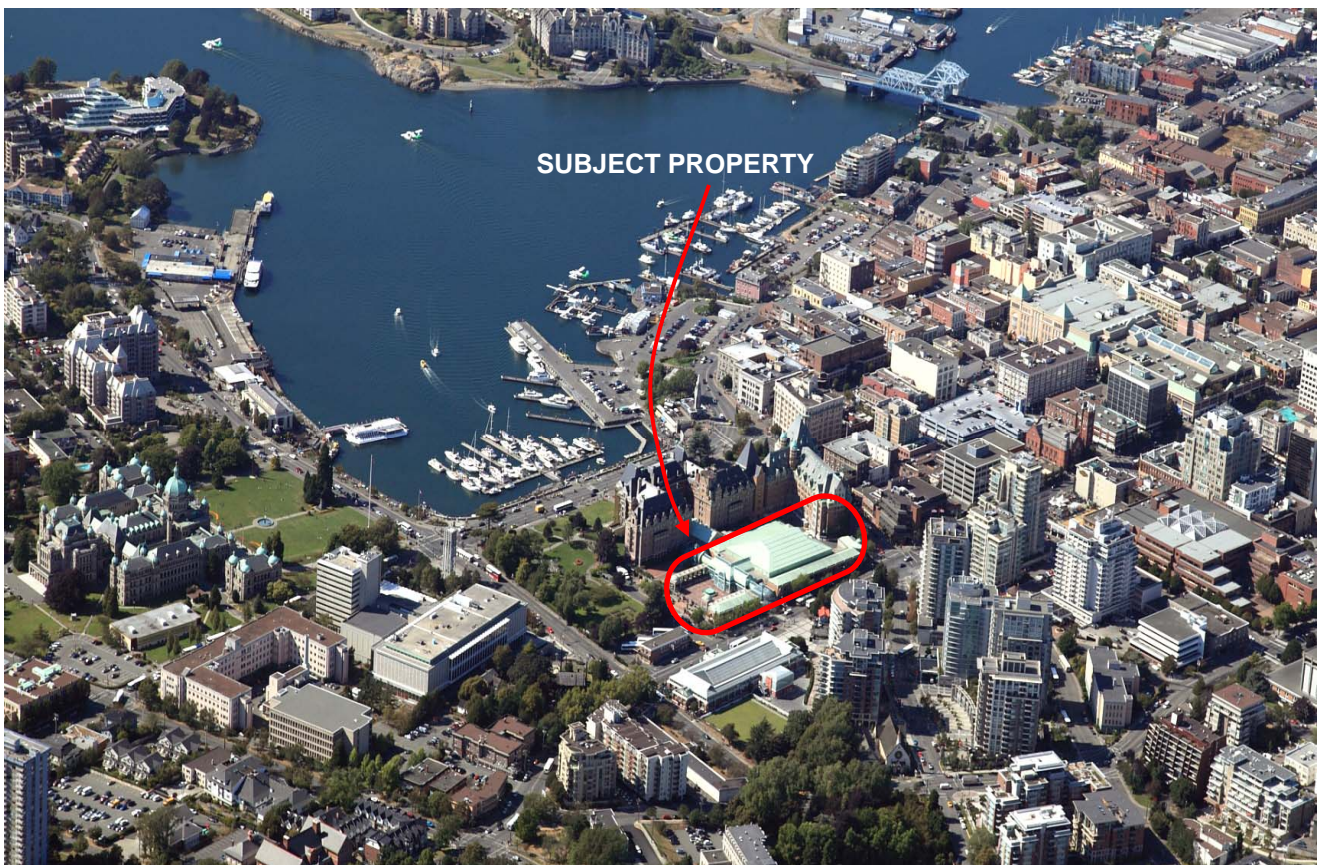
DTZ Barnicke is pleased to present this unique opportunity to lease retail premises within the Victoria Conference Centre. Join Sotheby's International, Cycle BC, Liberty Café, Jade Victoria, Runway Fashion, Budget Rental Car, Palymashanta, and Out of the Mist Gallery in calling the VCC home. There are three separate units remaining ranging in size from 731sf to 886sf. Each unit enjoys frontage and exposure to Douglas Street.

Ideally located in the heart of downtown Victoria, the Victoria Conference Centre provides a special opportunity for a select group of service commercial/retailers to serve the increasing population of residents in the downtown core and millions of tourists that visit the City annually.

Victoria

Victoria is located on the southern tip of Vancouver Island. It is the vacation capital of Canada and renowned internationally as a premier tourist destination, contributing approximately one billion Canadian dollars per year in tourism revenue to the local economy.

The Greater Victoria area is made up of 13 municipalities and is home to more than 350,000 people, experiencing consistent growth that is expected to see the population approach 400,000 by the year 2020. For people of all ages, it is a community of choice for its temperate climate, natural beauty, enviable lifestyle, superior urban amenities and abundant economic opportunities, making it an exceptionally attractive place in which to live, work and invest.



The Neighbourhood

The Victoria Conference Centre is conveniently located in the heart of downtown Victoria on lower Douglas Street (between Humboldt and Belleville Streets), immediately adjacent to the Humboldt Valley, across the street from “Nootka Court”, connected to the Fairmont Empress and kitty corner to Westbank’s spectacular new residential and retail development called “The Falls.”

The City’s finest office buildings and financial service institutions are all within a short walking distance of the subject. Also nearby is Victoria’s picturesque Inner Harbour, the Legislative Precinct, Beacon Hill Park and historic Government Street with a multitude of restaurants and retail outlets nearby.

Humboldt Valley is a unique 10 block area bounded by Downtown, James Bay and Beacon Hill Park. The number of housing units in the neighbourhood has increased tremendously in recent years with a myriad of new condominiums and hotels recently built. Together these developments have added 8 new high rise buildings to the neighbourhood within the last 10 years resulting in increased demand for services in the area. These new residents are largely young professionals and retirees enjoying Victoria’s urban and recreational lifestyle. Many of these individuals do not own a vehicle and must therefore rely primarily on local services and retailers.

Between residents, professionals and an abundance of tourists, retailers within the Victoria Conference Centre are sure to attract a large and varied clientele that will support a variety of uses.



Nootka Court



Empress Hotel



Humboldt Valley



Strathcona Hotel & Restaurant



The Falls



Towers Adjacent to Subject



Beacon Hill Park



Humboldt Valley



Crystal Gardens



BC Museum

Retail Space at the VCC**The Building**

The Victoria Conference Centre (VCC) is a bright, modern and technologically advanced building that is most inviting. The VCC hosts over 250 events a year and can accommodate conferences of up to 1500 delegates.

The Victoria Conference Centre opened in 1989 and is an architectural gem connected to the world renowned Fairmont Empress Hotel. In addition to the conference and office facilities, there is 12,865 square feet of commercial retail space strategically positioned along Lower Douglas and Humboldt Streets. The building also offers a two-level underground parking garage for up to 310 vehicles.

**Retail/Commercial Space**

The Victoria Conference Centre ground floor premises are ideally suited for commercial services and specialty retail shops.

High quality tenants who can add to the unique character and ambience of the building are sought for uses including but not limited to: tourist and travel agencies, hair and beauty salon/spa, home fashion and decorating, upscale grocer, giftware, art gallery, florist or garden shop, pharmacy, health and medical services, and mens and ladies fashion.

Please note that due to an existing exclusivity contract, no food & beverage retail businesses are permitted in the available space.

Join Sotheby's International, Cycle BC, Runway Fashion, Liberty Café, Budget Rental Car, Jade Victoria, Palymashanta, and Out of the Mist Gallery in calling the VCC home to your business.

The premises are currently in typical "open shell" condition and can be built-out to suit a variety of users. They feature large storefront windows, plenty of natural light, secure entranceways, excellent exposure, easy accessibility and 24 hour security services to the building.

There are 3 units remaining and each are equipped with their own electrical panel, full air-conditioning, and individual washroom facilities.

List of Available Units is as Follows:

<u>Address</u>	<u>Size (sf)</u>	<u>Net Rent</u>
736 Douglas	875	\$17.00
748 Douglas	886	\$15.00
750 Douglas	731	\$15.00

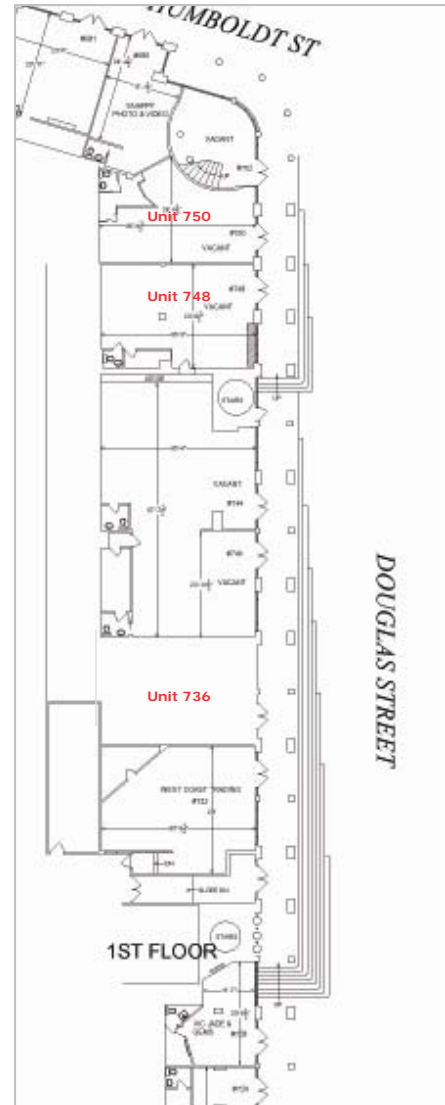
* Individual Floor Plans are Available Upon Request

Key Facts

Civic Address	736-750 Douglas Street and
Zoning	IHE - Inner Harbour Empress District
Availability	Immediate
Term	3 to 5 years
Additional Rent	\$10.25psf (budgeted for 2011)



Subject Premises



Floor Plan of Space Available at VCC

For more information, please contact:**DTZ Barnicke Victoria****Amanda Crowder****Tel: 250 382-3400****Fax: 250 382-1333**www.dtzbarnicke.com

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