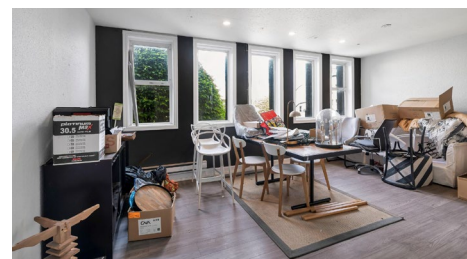


For Lease

1323 Government Street
Victoria, BC

**AVISON
YOUNG**



Full-Building Retail Leasing Opportunity On Victoria's Iconic Government Street

James Murray
Personal Real Estate Corporation
Vice President
250.382.3400
james.murray@avisonyoung.com

Nathaniel Simpson
Vice President
250.382.3400
nathaniel.simpson@avisonyoung.com

Stewart Harney
Associate
250.382.3400
stewart.harney@avisonyoung.com

For Lease

1323 Government Street
Victoria, BC

Details

RENTABLE AREA

Lower Level*	-	883 SF
Main Level*	-	2,343 SF
Upper Level	-	2,366 SF
Top Level	-	1,254 SF

TOTAL AREA - 6,846 SF

**Lower Level and Main Level may be leased separately*

NET RENT

~~\$12,000 per month~~ **\$10,000 per month**

ADDITIONAL RENT

\$4,435 per month (2025 est.)

AVAILABLE

Immediately

ZONING

OTD-1 Old Town District

Permitted Uses Include:

- ✓ Retail
- ✓ Studio
- ✓ Assembly
- ✓ Personal Service
- ✓ Drinking Establishment
- ✓ Brew Pub
- ✓ Food and Beverage Service
- ✓ Cultural Facility
- ✓ And more!

EASE OF ACCESS [\(LINK HERE!\)](#)

Walk Score - **100** (Walker's Paradise)

Transit Score - **77** (Excellent Transit)

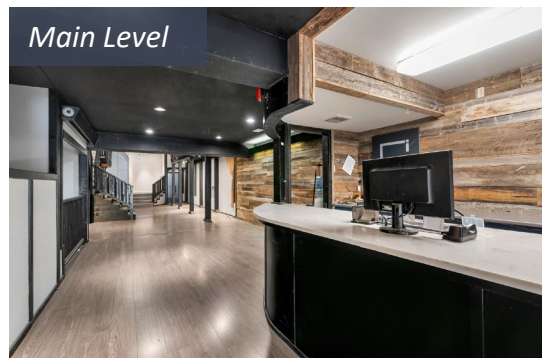
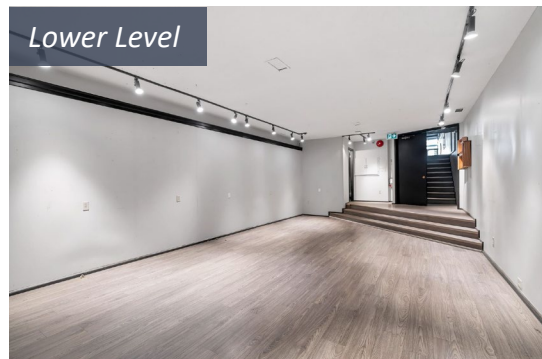
Bike Score - **94** (Biker's Paradise)

Opportunity

Unique opportunity to lease a full retail building in the heart of downtown Victoria's Old Town District. The subject property lends itself to a wide variety of commercial uses, benefitting from high-exposure signage facing Government St, a diverse mix of interior spaces, exceptional ceiling heights, and character-rich heritage elements throughout. For parties interested in only the Main Level and Lower Level, please reach out to discuss further.

Location

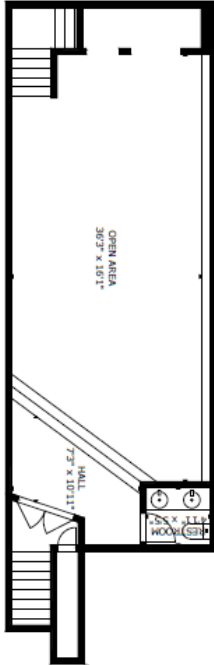
The subject building is situated next to the intersection of Government Street and lower Johnson Street, Victoria's two most popular shopping corridors. The area is characterized by high year-round foot traffic from both tourists and locals alike, contributing to the vibrant and active atmosphere that Victoria's Old Town District is best known for.



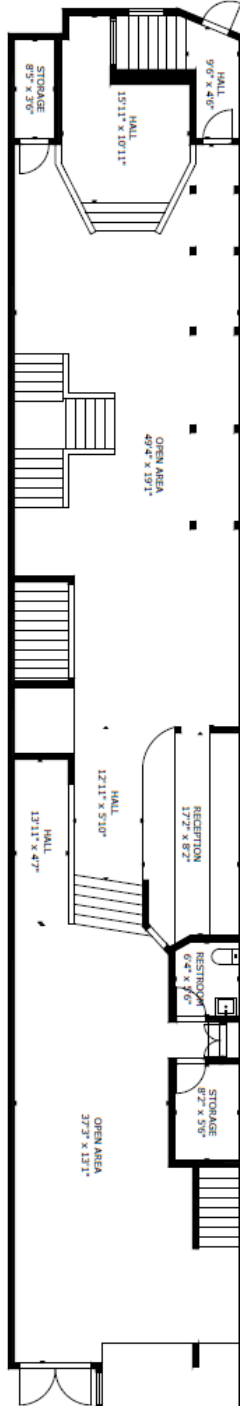
For Lease

1323 Government Street
Victoria, BC

LOWER
883 SF



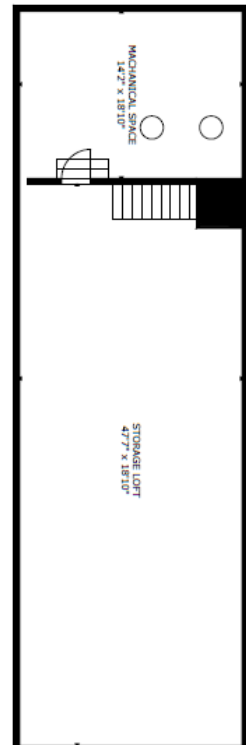
MAIN
2,343 SF



UPPER
2,366 SF



TOP
1,254 SF





Contact us for more information

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**AVISON
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Platinum member

888 View Street
 Victoria, BC V8W 1K2

avisonyoung.ca