



The iconic 1882 Finlayson building at Bastion Square overlooking the Inner Harbour, featuring brick and fieldstone masonry throughout.

STREET FRONT RETAIL/OFFICE TO LEASE

RARE OPPORTUNITY



**Central
Downtown
Location**



**Many nearby
businesses,
services, and
attractions**



**High
Traffic
Area**

**Suite 307
1208 Wharf Street**

Area	Net Rent (P.S.F.)	Additional Rent (P.S.F.)
1,200+ SQUARE FEET	\$22.00	\$13.00 (ESTIMATE)



Suite 307 is a bright street front suite with high ceilings featuring brick and fieldstone throughout. Potential to expand towards the Inner Harbour with harbour views. Adjacent to Bastion Square. Protected bike lane in front of suite. Easy access by bike and transit, monthly parking available in the adjacent parking lot, and walking distance to the water taxi and float plane terminals.



**Mail Service
to the Suite**



**Building CCTV &
24-hour Security**



Pet Friendly



**High visibility area
frequented by tourists**



**Suite expansion and tenant
improvements negotiable**



**Wired alarm system
(monitoring not included)**



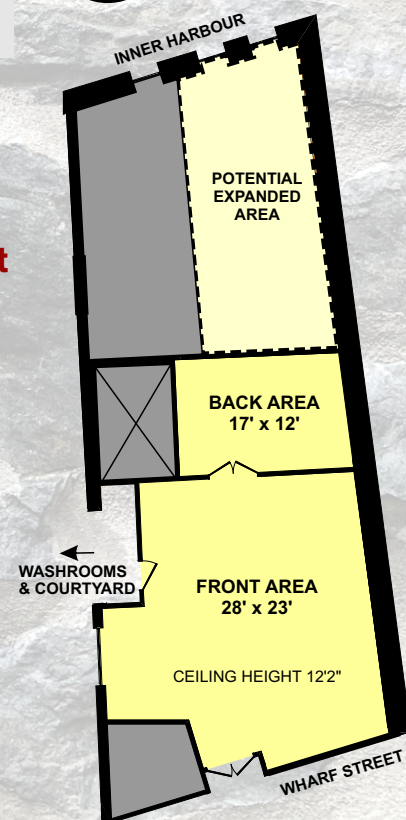
**Elevator and shared
washroom access**



Accessible Access



Property Manager on-site



Cedric Steele Realty Ltd.

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Property Manager**

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