

For Sublease

**Suite 201 – 1001 Wharf Street
Victoria, BC**



**1,806 SF Turn-Key Office Space with Exceptional Views of Victoria's
Iconic Inner Harbour, Situated in the Historic Old Town District**

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**AVISON
YOUNG**

For Sublease
Suite 201

1001 Wharf St
Victoria, BC

Details

PREMISES

Suite 201

RENTABLE AREA

1,806 SF

BASIC RENT

\$22.00 per SF

ADDITIONAL RENT

\$12.97 per SF (2025 est., includes hydro)

AVAILABLE

Immediately

SUBLEASE TERM

To January 31, 2027

(Landlord may consider longer-term head leases on a case-by-case basis)

ZONING

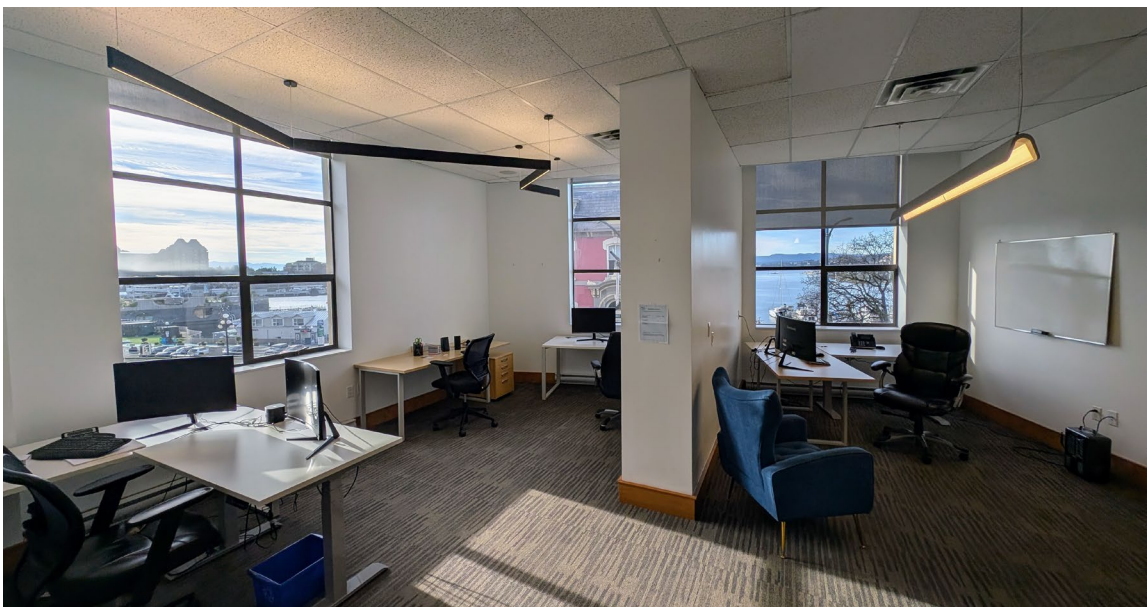
OTD-1 Old Town District

Opportunity

Excellent opportunity to sublease improved, modern office space in one of Victoria's most sought-after areas. The subject premises benefits from panoramic views of downtown Victoria's iconic inner harbour, ample natural light throughout, modern improvements, a combination of open and enclosed workspace, a kitchenette, and storage. For tenants seeking a longer lease term, please don't hesitate to reach out for more information on a potential head lease.

Location

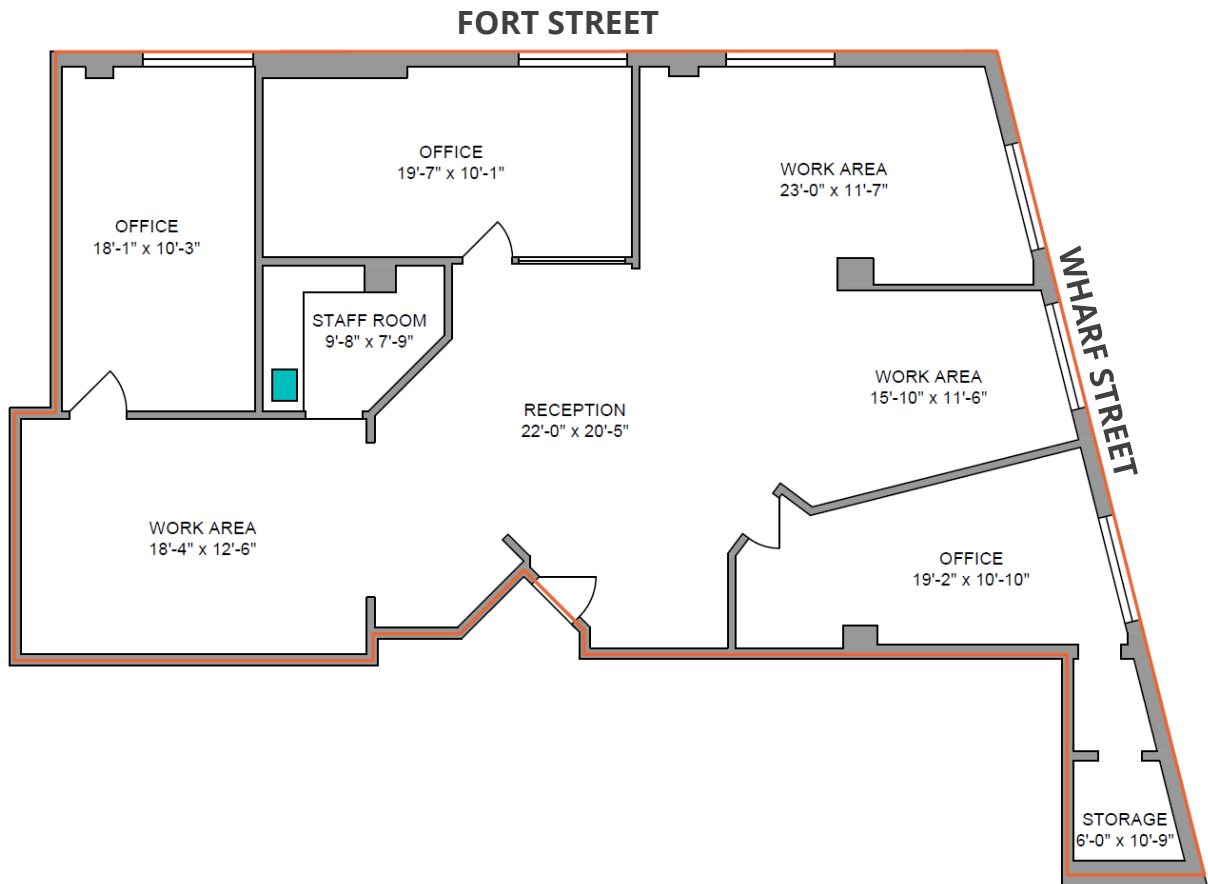
Downtown Victoria's historic Old Town District is characterized by its heritage charm, as well as its close proximity to the inner harbour and a variety of popular restaurants, bars, cafes and retailers. Nearby business include Nautical Nellies, The Keg, Darcy's, The Local, Farmhouse, Wind Cries Mary, Garrick's Head Pub, Irish Times, Cera Korean Tapas, Bard & Banker, Rogers' Chocolates, A&W, Burger King, Frankie's Modern Diner, Pizza Garden, Milano, Starbucks, Tractor, Cold Cones, Merchant Quarters General Store, 10 Acres Bistro/Commons, Milestones, Finn's Seafood, Uni, and more!



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Suite 201

1001 Wharf St
Victoria, BC

Floor Plan - Unit 201 (1,806 SF)





Points of Interest

- | | |
|----------------------------------|------------------------------------|
| 1. The Bay Centre | 6. BC Legislature |
| 2. Trounce Alley | 7. The Fairmont Empress Hotel |
| 3. Market Square | 8. City of Victoria Public Library |
| 4. Bastion Square | 9. Centennial Square & City Hall |
| 5. Harbour Air Seaplane Terminal | 10. The Hudson District |

Contact us for more information

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