

1101 FORT STREET, VICTORIA

1,813 SF OF GROUND-FLOOR RETAIL SPACE IN DOWNTOWN

**FOR
SUBLEASE**



WILLIAM | WRIGHT

DAVID BOON

david.boon@williamwright.ca

M: 250.588.2555 | O: 250.590.5797

CONNOR KINNON

connor.kinnon@williamwright.ca

250.590.5797





THE OPPORTUNITY

1101 Fort Street provides the opportunity to sublease 1,813 SQFT of ground-floor retail space located at the periphery of downtown Victoria. The space benefits from prominent street-level exposure at the corner of Fort and Cook Street with excellent signage opportunity. Large windows provide abundant natural light throughout the space. It features a polished, contemporary buildout well-suited to a range of personal services, wellness, or boutique retail concepts. There is an additional opportunity to purchase some or all of the existing trade fixtures and equipment. This unit offers an exceptional opportunity to secure a turnkey retail presence at one of Victoria's most active multi-use intersections.





SALIENT FACTS

SIZE

+/- 1,813 SQFT

ZONING

CA - 72 Fort Street Commercial

PARKING

3 Dedicated Stalls and Ample 1 Hour Free Street Parking in Area

BASIC RENT

\$40/FT

ADDITIONAL RENT

\$22.49/FT

MONTHLY RENT

\$9,441.20 + GST

LEASE EXPIRY

October 2030, with an additional 5 year renewal option



Prominent downtown corner unit with great exposure.



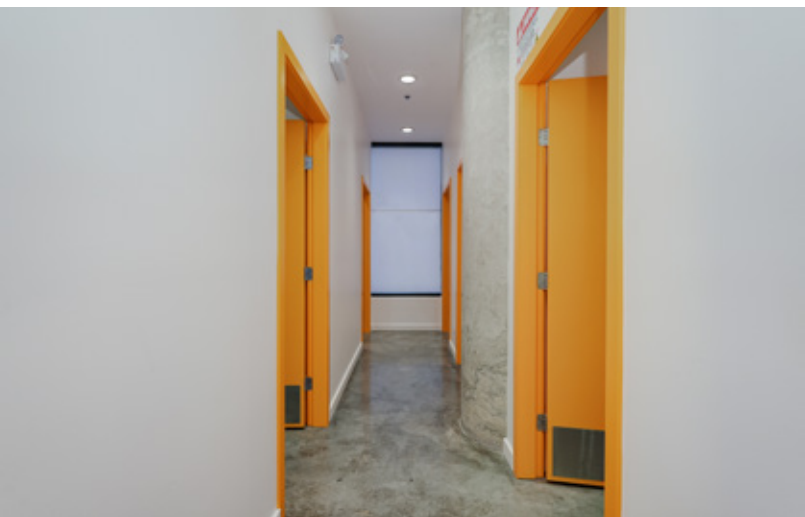
Highly walkable location with strong transit connectivity, making the site easily accessible.



Move-in ready space with a contemporary finish suited to personal services, wellness, or boutique retail.



Contents can be included for additional cost.



WALK SCORE

100 BIKE ZONE **96** EASY TO WALK **89** EXCELLENT TRANSIT



THE LOCATION

1101 Fort Street sits at the high-traffic corner of Fort Street and Cook Street at the edge of Victoria's downtown core. The intersection serves as a key connector along two of the city's primary commuter corridors, generating strong and consistent pedestrian and vehicle traffic year-round. The surrounding area is home to a thriving mix of local businesses, services, and residential density, making it one of the more sought-after retail nodes in the city.

AMENITIES IN THE NEIGHBOURHOOD

- 1 Lululemon
- 2 Starbucks
- 3 Victoria Inner Harbour
- 4 Hotel Fairmont Empress
- 5 Telus Ocean
- 6 Centennial Square
- 7 Johnson Street Bridge
- 8 Bastion Square
- 9 Victoria City Hall
- 10 Harbour Air
- 11 Victoria Conference Centre
- 12 BC Legislature Building
- 13 Market Square
- 14 Arts and Innovation District
- 15 Market on Yates
- 16 Blue Fox Cafe, Sen Zushi, Cafe Brio, Connect Hearing, Heart and Sole Shoes, Fort Street Cycle, Routine Coffee & Supply, Luna Collective, Avalon Restaurant, Subway, The Breakfast Shop

FOR MORE INFORMATION CONTACT

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