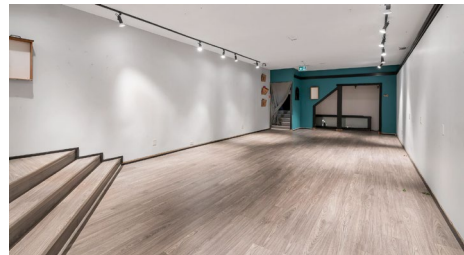


# For Lease

1323 Government Street  
Victoria, BC

AVISON  
YOUNG



Excellent Retail Leasing Opportunity On Victoria's Iconic Government Street

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# For Lease

1323 Government Street  
Victoria, BC

## Details

### RENTABLE AREA

|                   |          |                 |
|-------------------|----------|-----------------|
| Lower Level       | -        | 883 SF          |
| Main Level        | -        | 2,343 SF        |
| <b>TOTAL AREA</b> | <b>-</b> | <b>3,226 SF</b> |

### NET RENT

Contact Listing Agents

### ADDITIONAL RENT

Contact Listing Agents

### 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)

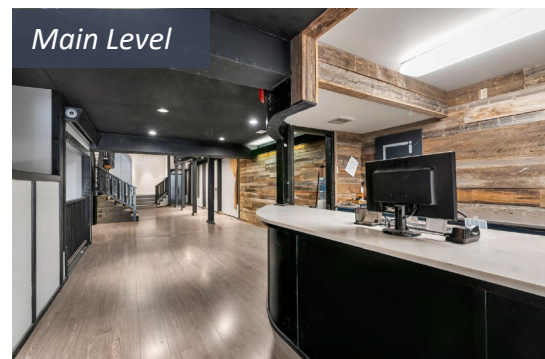
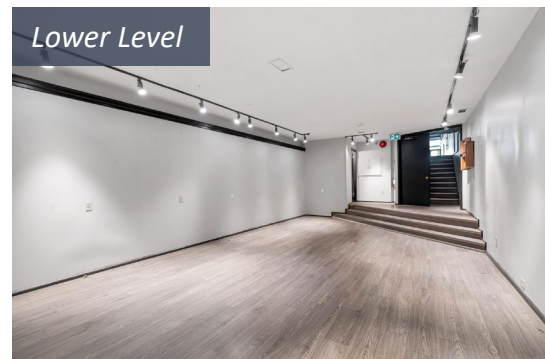
Bike Score - **94** (Biker's Paradise)

## Opportunity

Unique opportunity to lease a ground-level commercial retail space 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..

## Location

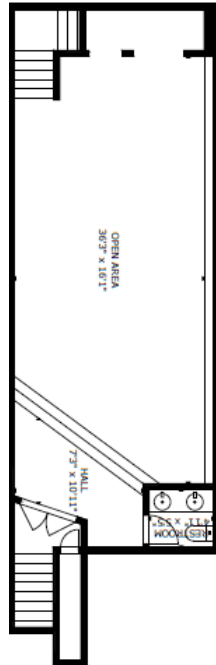
The subject building is situated next to the intersection of Government Street and lower Johnson Street, Victoria's two most popular shopping corridors. The area is characterized by high year-round foot traffic from both tourists and locals alike, contributing to the vibrant and active atmosphere that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



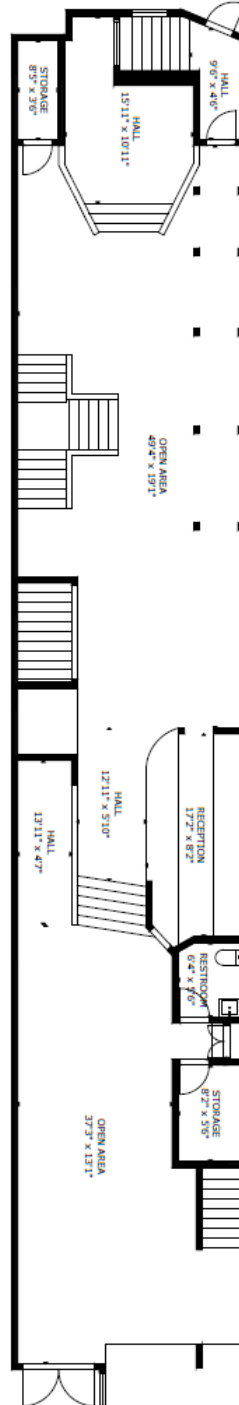
# For Lease

1323 Government Street  
Victoria, BC

**LOWER**  
**883 SF**



**MAIN**  
**2,343 SF**



**GOVERNMENT STREET**



## Contact us for more information

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