

**240 - 838 FORT STREET, VICTORIA**  
BRIGHT OFFICE SPACE WITH SOUTH EXPOSURE

**FOR  
SUBLEASE**



**WILLIAM | WRIGHT**

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## Overview

Available for sublease: Second floor office in 'The Summit', ideally located on the Fort Street corridor just steps from the central business district with two private offices, boardroom, and central work area. Generous building amenities include a shared rooftop patio, end-of-trip facilities, and secure indoor bike storage. Second floor has a large shared kitchen with ping-pong table and its own front lobby. Elevator access. Hydro is included in additional rent. Flexible CBD-1 zoning. Possibility to combine with #230 to create a  $\pm$  3,000 SF unit. Available now. Contact listing agent for further details and to view.

**240-838 Fort Street**  
Victoria, BC



**PROPERTY HIGHLIGHTS**

- End of trip facilities and large shared rooftop patio
- Convenient location on Fort Street multi-use transportation corridor
- Modern Class B Office
- Large common area kitchen and entertainment space on second floor



**SIZE**  
± 1,575 SQFT



**ZONING**  
CBD-1



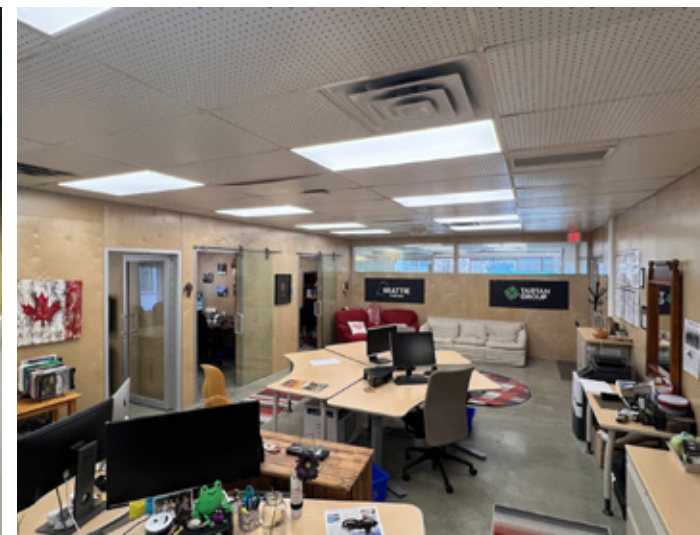
**BASIC RENT**  
\$17.00/FT



**ADDITIONAL RENT**  
\$11.70/FT



**LEASE EXPIRY**  
December 31, 2028  
with option for new head lease





## WALK SCORE

**99** EASY TO WALK

**99** BIKE ZONE

**93** EXCELLENT TRANSIT



### Social Hub for Businesses & Professionals

- |                          |                                 |
|--------------------------|---------------------------------|
| 1 Lululemon              | 8 Bastion Square                |
| 2 Starbucks              | 9 Victoria City Hall            |
| 3 Victoria Inner Harbour | 10 Harbour Air                  |
| 4 Hotel Fairmont Empress | 11 Victoria Conference Centre   |
| 5 Telus Ocean            | 12 BC Legislature Building      |
| 6 Centennial Square      | 13 Market Square                |
| 7 Johnson Street Bridge  | 14 Arts and Innovation District |

### For More Information Contact

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