

For Lease

1312 Blanshard Street

Victoria, BC

TURN-KEY OFFICE SPACES AVAILABLE IN THE HISTORIC CARNEGIE BUILDING



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**AVISON
YOUNG**

1312 Blanshard St

LEASEABLE AREA

201 – 3,811 SF

300 – 4,006 SF

Spaces are stacked and can be leased together or separately!

NET RENT

Starting at \$18.00 per SF

ADDITIONAL RENT

\$16.73 per SF (2024 est.)

Includes hydro!

AVAILABLE

201 – 60 days' notice

300 – May 1, 2024

Opportunity Highlights



Excellent location in Central Business District



Iconic heritage building with historical significance



Move-in-ready spaces with modern improvements



Proximity to numerous restaurants, cafes, and services



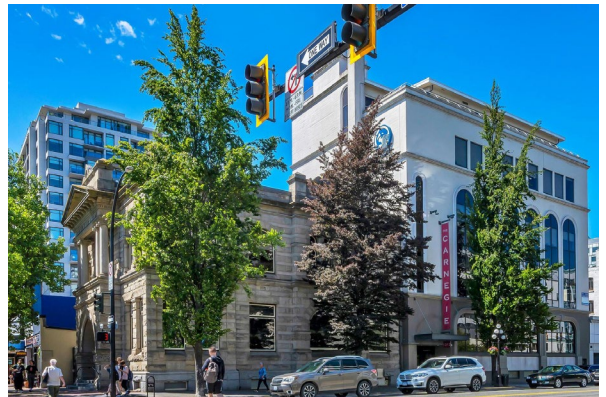
Ample natural light and large windows throughout



Access to common fitness facility, showers, and bike room

The Opportunity

Excellent opportunity to occupy move-in-ready space in the historic Carnegie Building. Located within Downtown Victoria's Central Business District, the Carnegie Building benefits from its immediate proximity to the best cafes, restaurants, bars, and services that Victoria has to offer. Additionally, the building benefits from its iconic frontage, on-site amenities, and ease of access via bus, bike, and foot.



Feature Sheet – 1312 Blanshard St (201) – 3,811 SF

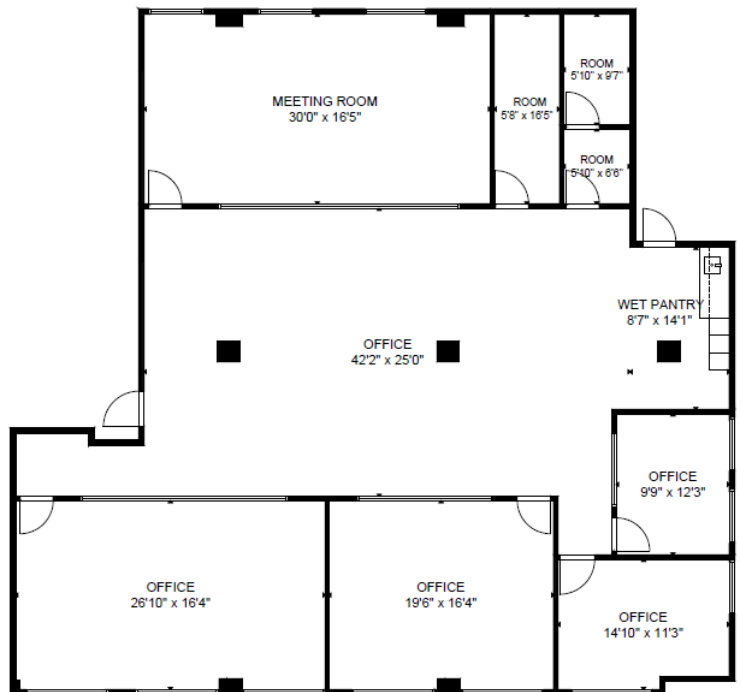
CLICK BELOW FOR VIRTUAL TOUR

[CLICK HERE](#)

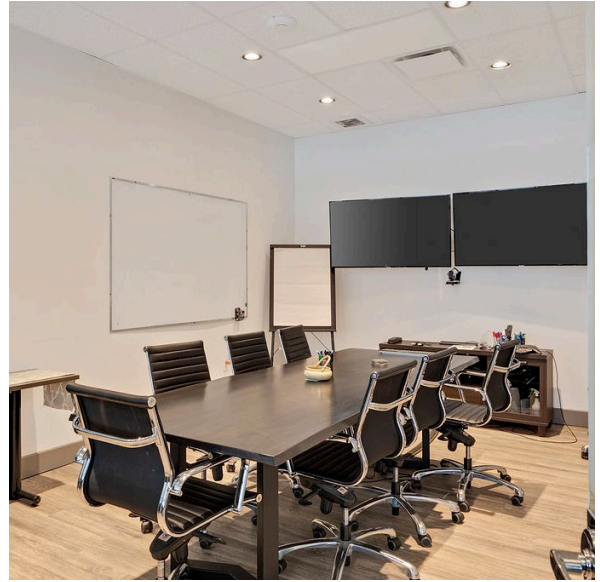


Features:

- Ample natural light
- Open-concept workspace
- Open-concept kitchen area
- 3 large meeting rooms
- 2 executive offices
- Ample storage in unit

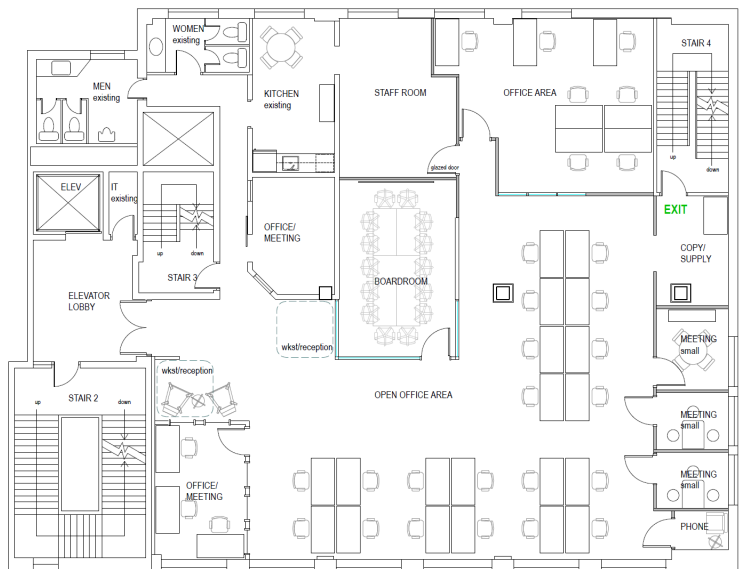


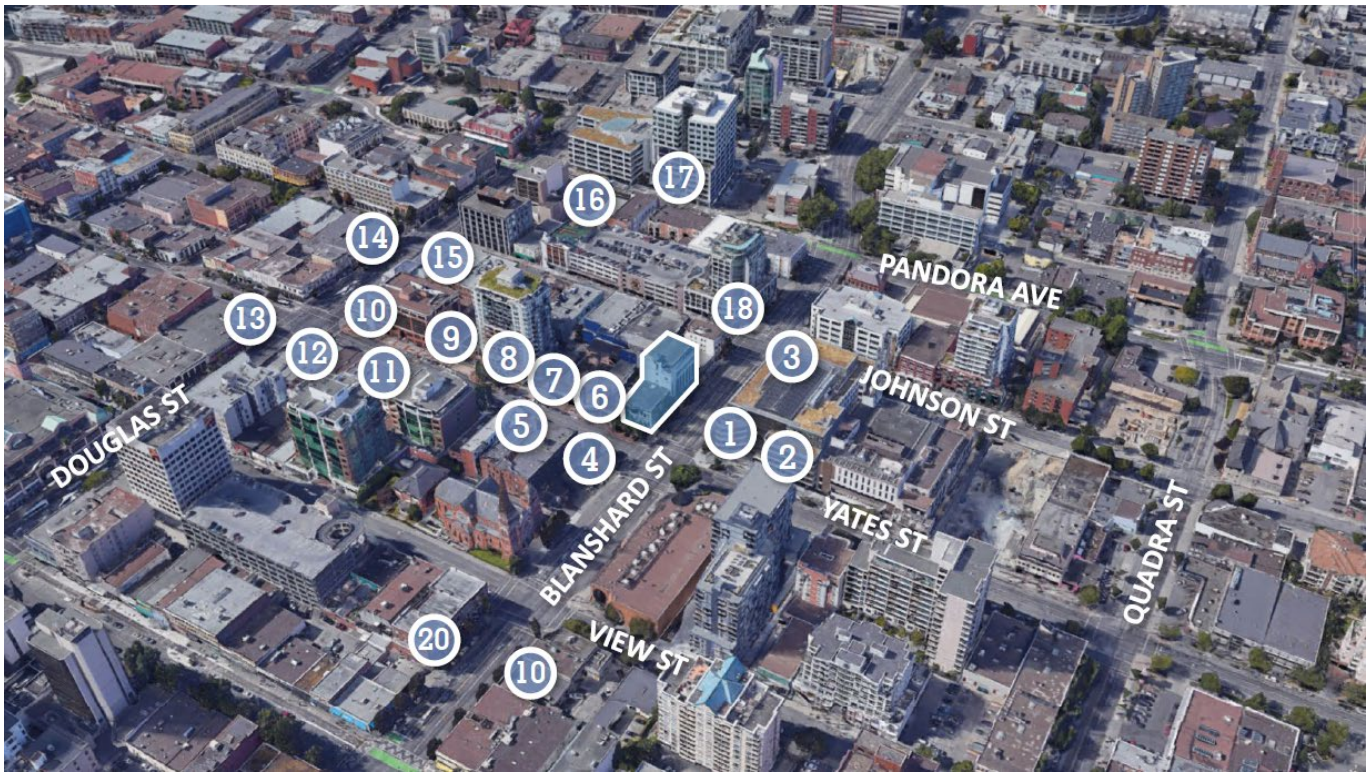
Feature Sheet – 1312 Blanshard St (300) – 4,006 SF



Features:

- Natural light on 3 sides
- Large reception area
- Open-concept workspace
- Kitchen & staff areas
- 14-seat glass boardroom
- 7 offices/meeting rooms
- Dedicated washrooms
- Full-floor premises





Local Area Highlights

- | | |
|-------------------------|----------------------------------|
| 1 Habit Coffee | 11 Interactivity Board Game Café |
| 2 Zambri's | 12 Bank of Montreal |
| 3 Superbaba | 13 Vancity Credit Union |
| 4 Foo Asian Street Food | 14 Burger King |
| 5 Yates Street Taphouse | 15 7-Eleven |
| 6 Brickyard Pizza | 16 John's Place |
| 7 Papa Moe's | 17 Tacofino |
| 8 Fol Epi Bakery | 18 Macchiato |
| 9 Bulk Barn | 19 Baan Thai |
| 10 Scotiabank | 20 Italian Food Imports |



WALKER'S
PARADISE



RIDER'S
PARADISE



BIKER'S
PARADISE

Contact us for more information

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