

PREPARED FOR:
Yentel Property Management Inc.
309 Mary St
Victoria, BC V9A 3V8
Tel (250) 384-2323
Fax (250) 384-1615

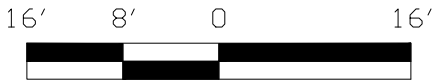
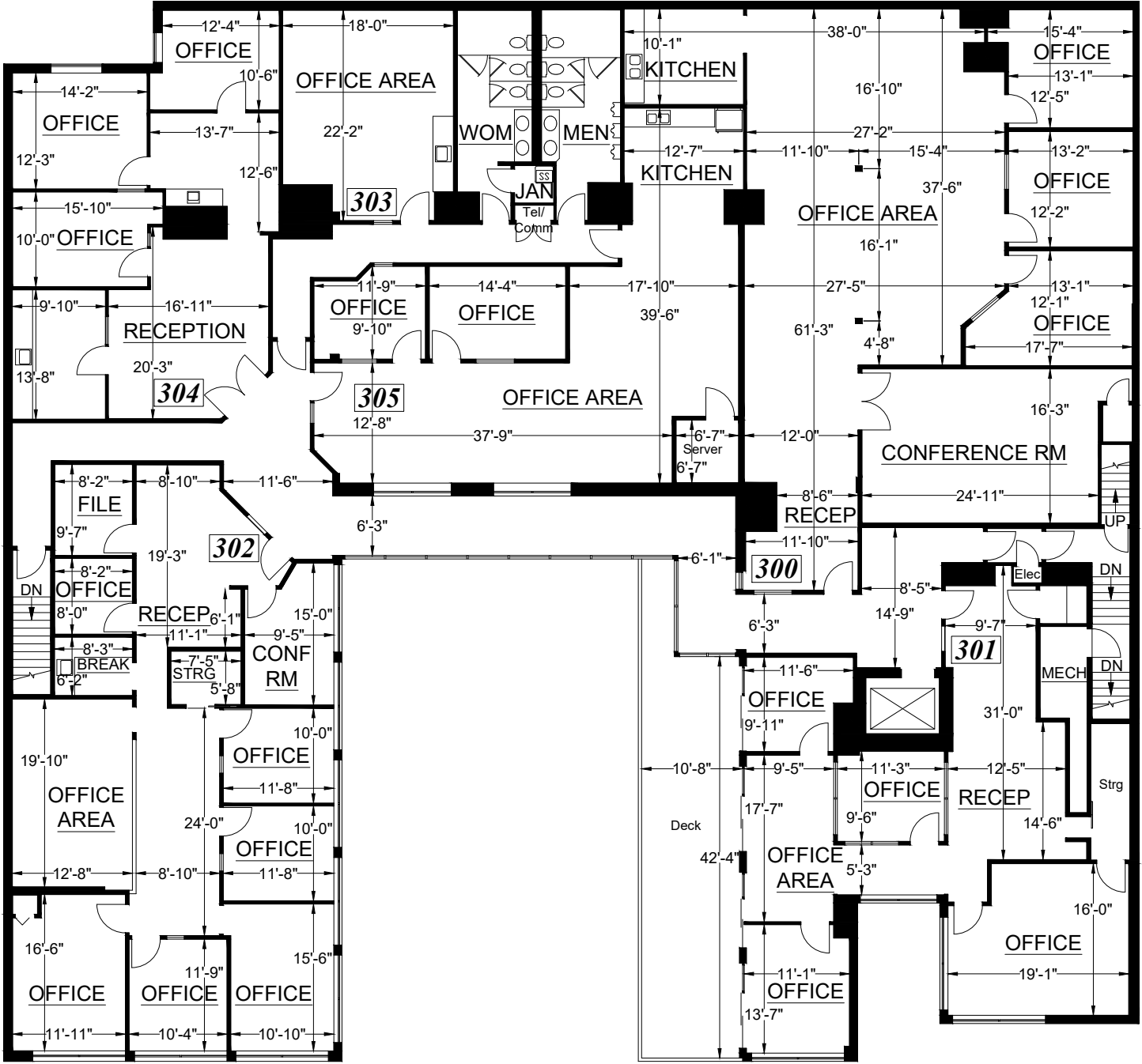
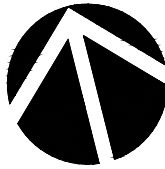
<http://www.permaconstruction.com>

*Measured Area: 10,975 s.f.
Exterior Area: 494 s.f.

852 FORT ST
VICTORIA, BC

THIRD FLOOR

(As Measured: June 2013)
(Last Updated: October 2025)



SCALE: 1/16" = 1' - 0"

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

Note: Changes have been made to this drawing based on client-provided information, no new survey has been conducted.

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Survey Accuracy: +/- 0.09 %

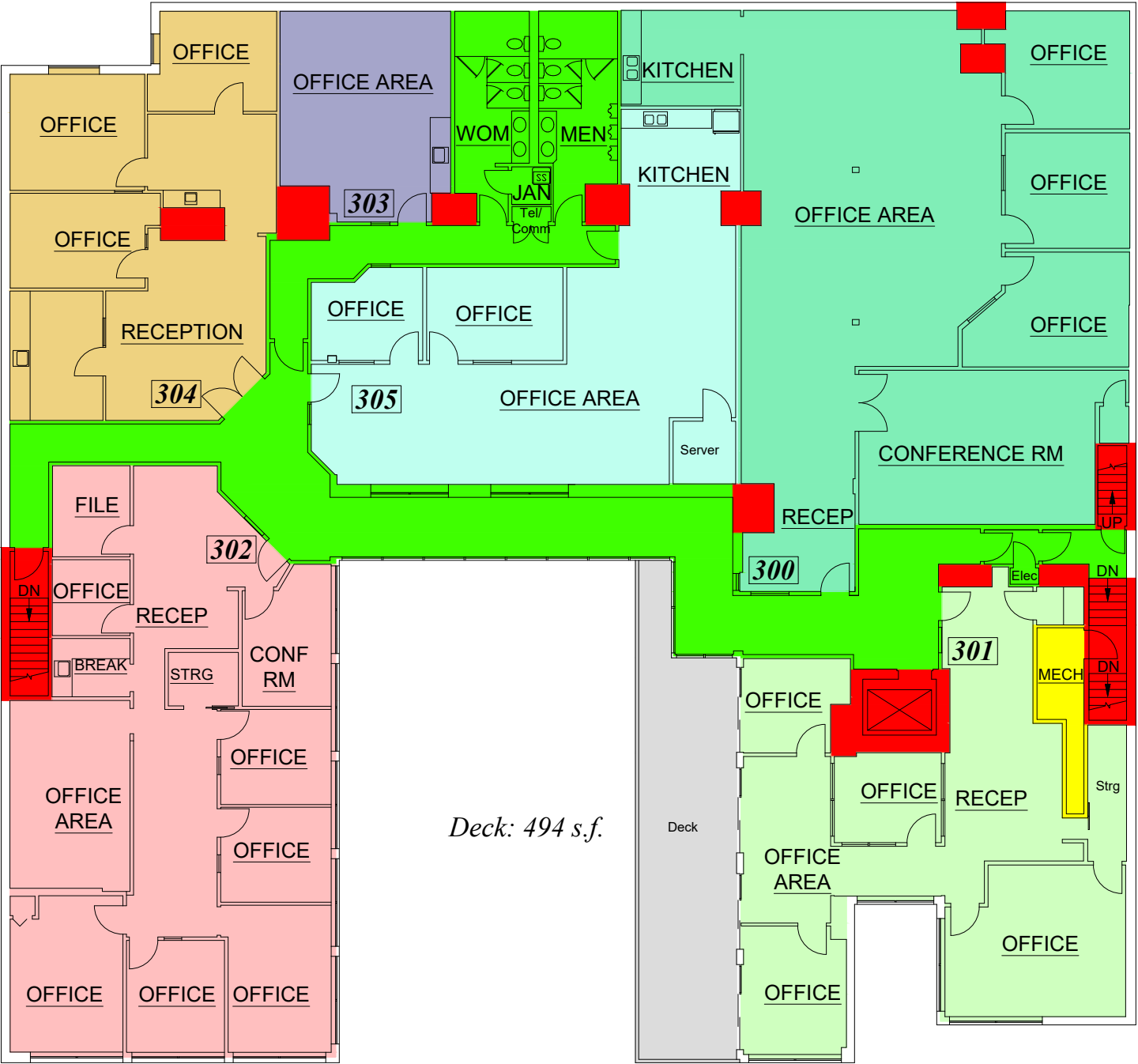
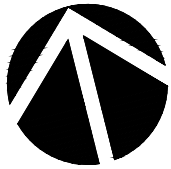


<https://lt-fp.com>
TEL: (888) 393 6655
FILE: 23-362 (13-223)

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852 FORT ST
VICTORIA, BC
THIRD FLOOR
(As Measured: June 2013)
(Last Updated: October 2025)



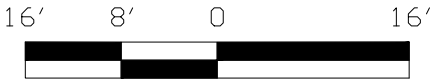
FLOOR SUMMARY	SQ.FT.
Total Rentable	10,416
Total Usable	8,290
Total Occupant	8,290
Load Factor	1.2565
Capped Load Factor	1.2565
Floor Service & Amenity	1,649
Building Service	141
Building Amenity	0
Total Vertical Penetration	500
Total Parking	0

Suite #	Usable	Rentable	% of Tot. R.
300	2,358.2	2,963.1	9.7
301	1,349.8	1,696.1	5.5
302	1,928.4	2,423.1	7.9
303	376.8	473.5	1.5
304	1,058.5	1,330.0	4.3
305	1,217.9	1,530.3	5.0

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2010 OFFICE STANDARD,
METHOD A (LEGACY METHOD).

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Survey Accuracy: +/- 0.09 %



SCALE: 1/16" = 1' - 0"

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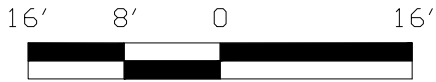
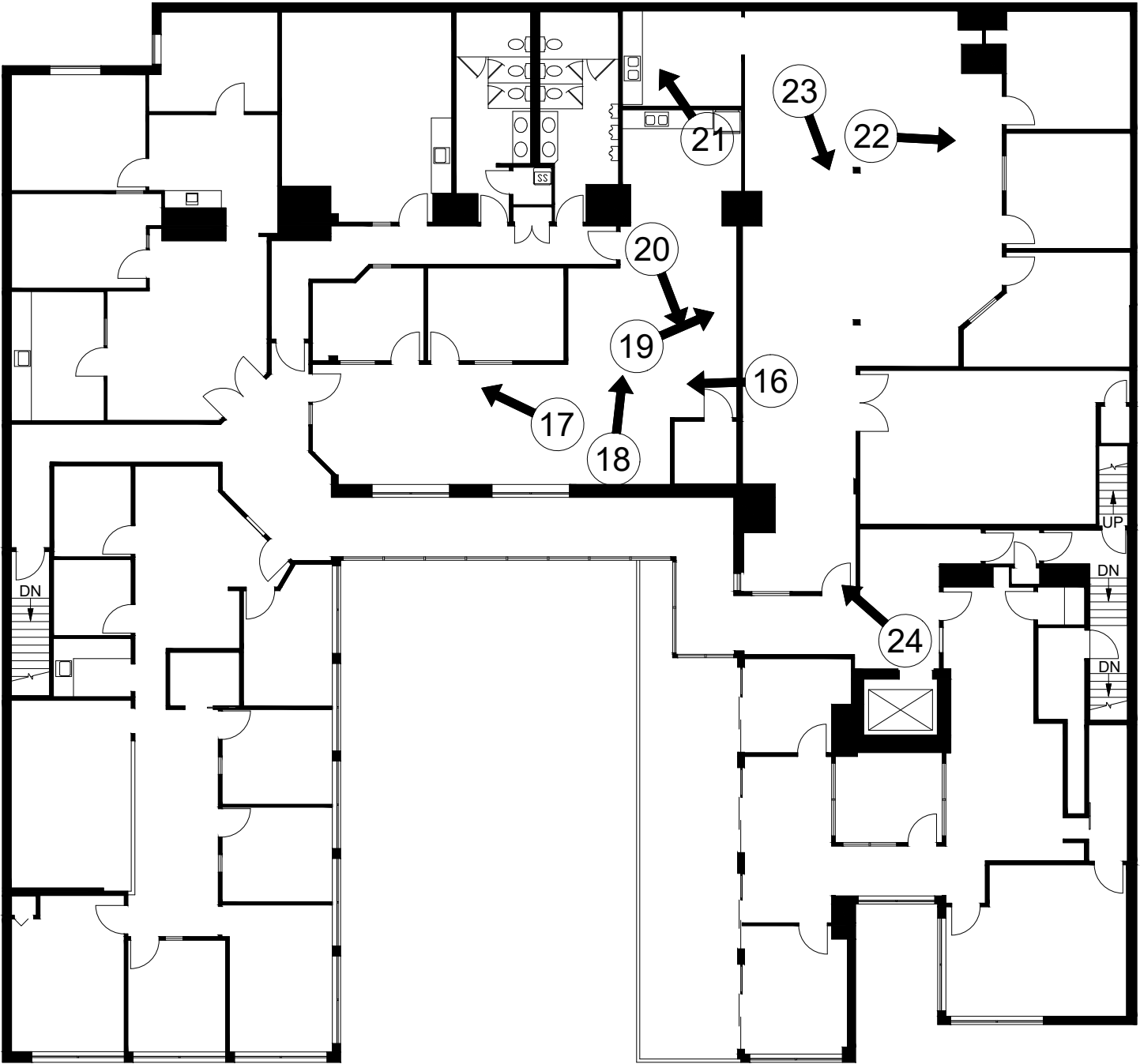
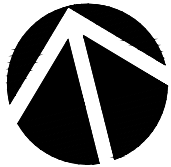


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852 FORT ST
VICTORIA, BC
THIRD FLOOR
(As Measured: June 2013)
(Last Updated: December 2023)



SCALE: 1/16" = 1' - 0"

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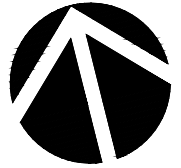
**852 FORT ST
VICTORIA, BC**

THIRD FLOOR

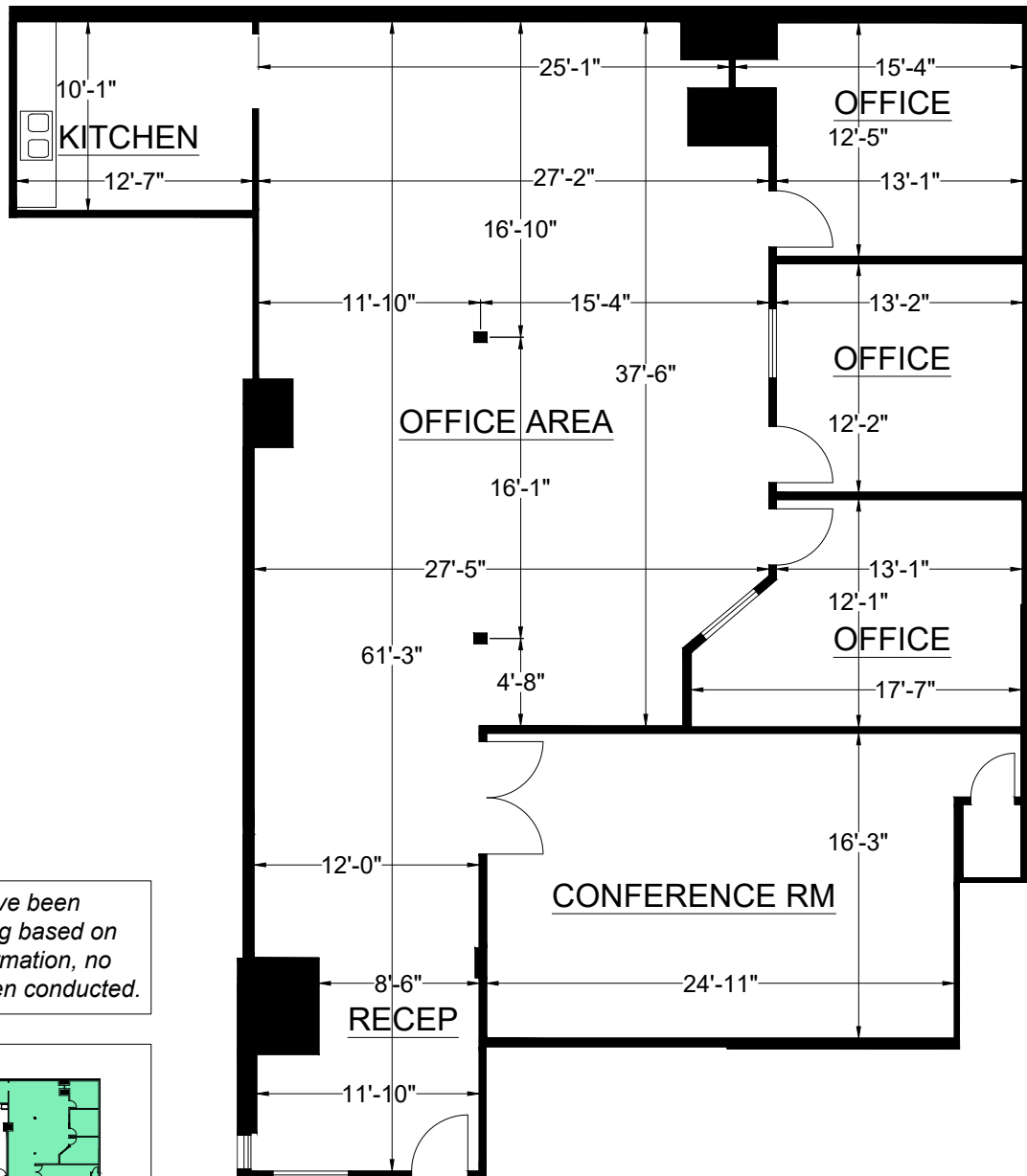
(As Measured: June 2013)
(Last Updated: November 2025)

**TENANT IMPROVEMENT
SUITE PLAN 300**

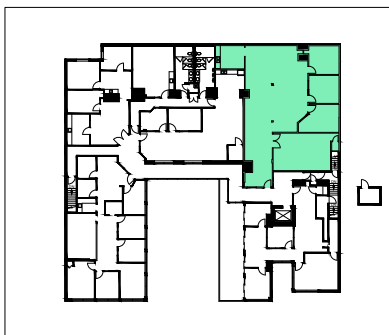
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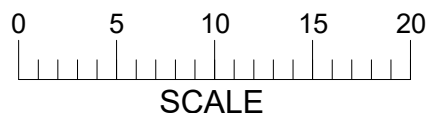
Usable: 2,358 s.f.
Rentable: 2,963 s.f.



Note: Changes have been made to this drawing based on client-provided information, no new survey has been conducted.



Third Floor Inset



SCALE



<https://lt-fp.com>

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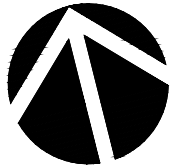
**852 FORT ST
VICTORIA, BC**

SUITE 301

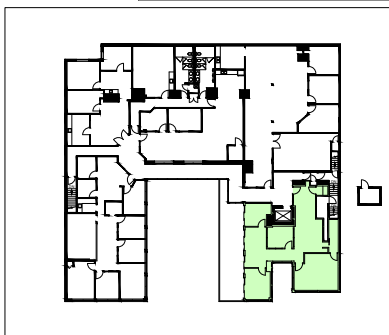
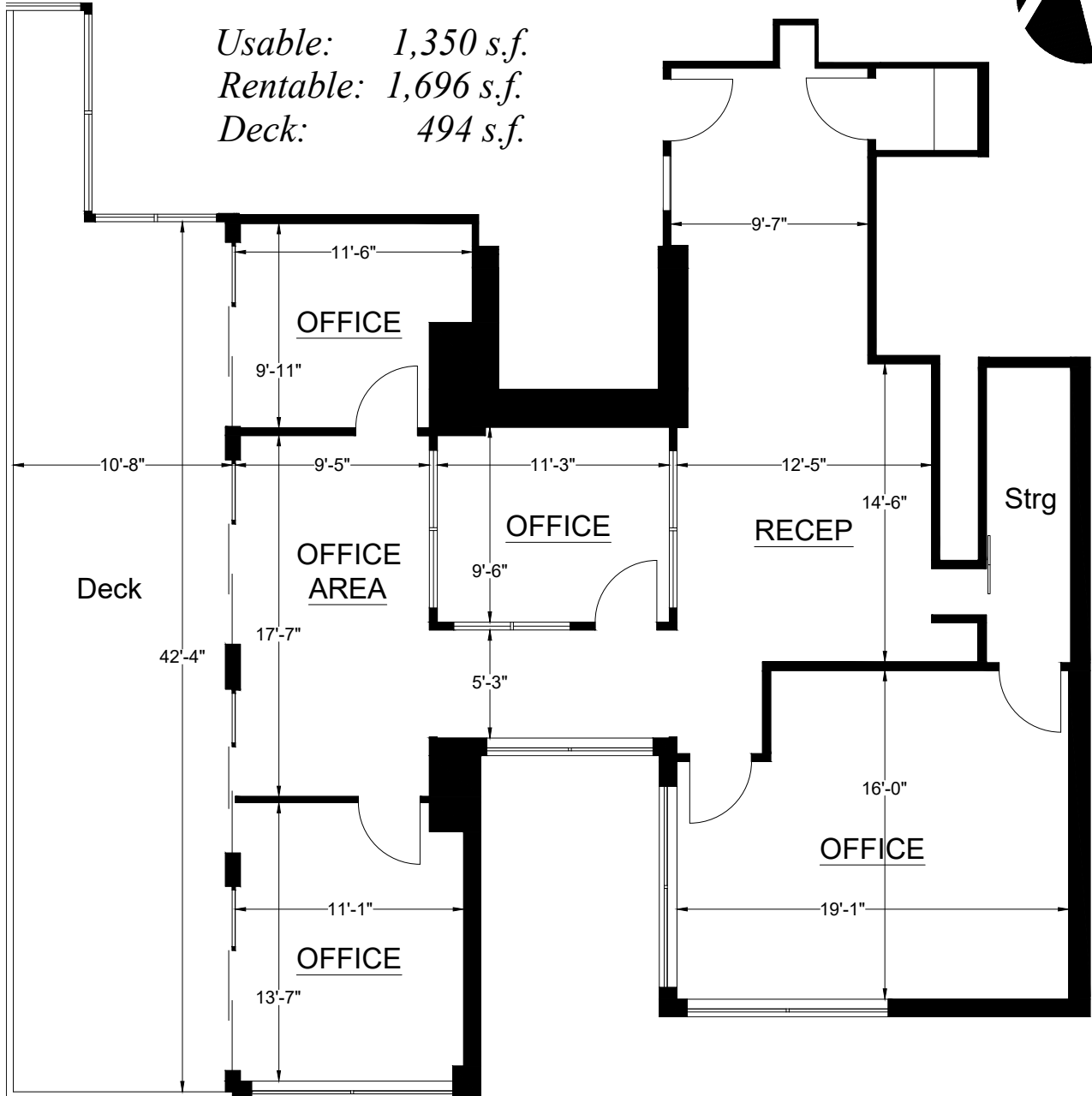
THIRD FLOOR

(As Measured: June 2013)
(Last Updated: March 2024)

<http://www.permaconstruction.com>



*Usable: 1,350 s.f.
Rentable: 1,696 s.f.
Deck: 494 s.f.*



Third Floor Inset



SCALE: 1/16" = 1' - 0"

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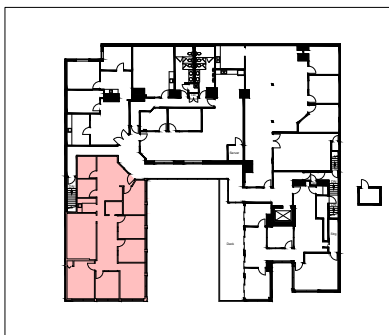
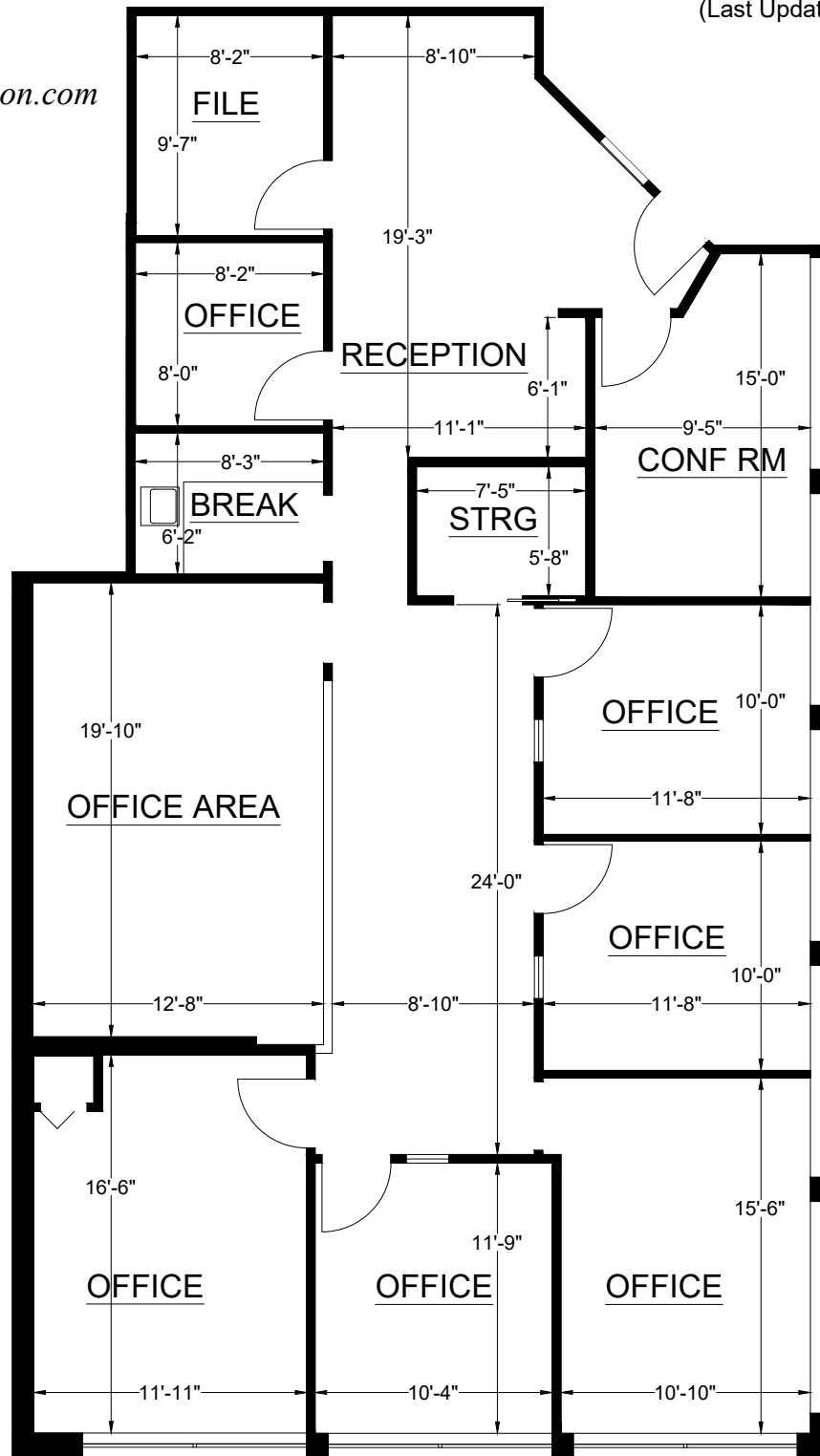
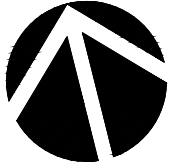
Usable: 1,928 s.f.

Rentable: 2,423 s.f.

**852 FORT ST
VICTORIA, BC**

THIRD FLOOR

(As Measured: June 2013)
(Last Updated: March 2024)



Third Floor Inset



SCALE: 1/8" = 1' - 0"

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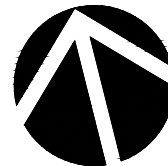
<http://www.permaconstruction.com>

SUITE 303

**852 FORT ST
VICTORIA, BC**

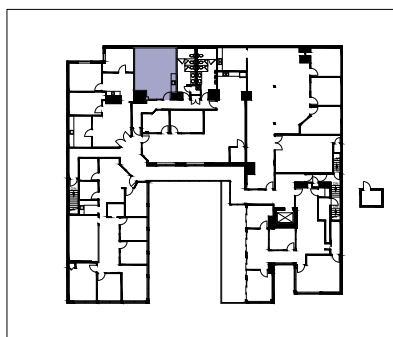
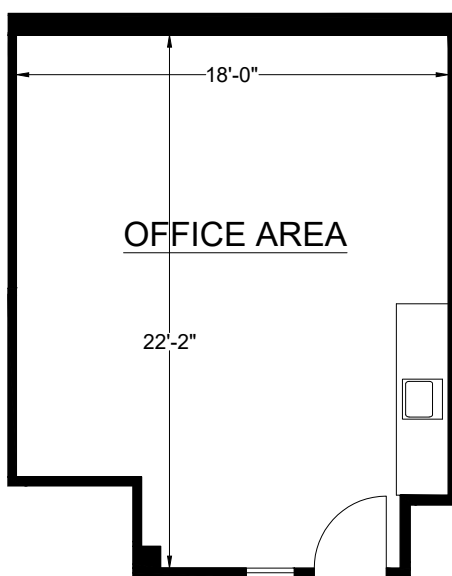
THIRD FLOOR

(As Measured: June 2013)
(Last Updated: March 2024)



Usable: 377 s.f.

Rentable: 474 s.f.



Third Floor Inset



SCALE: 1/8" = 1' - 0"

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SUITE 304

<http://www.permaconstruction.com>

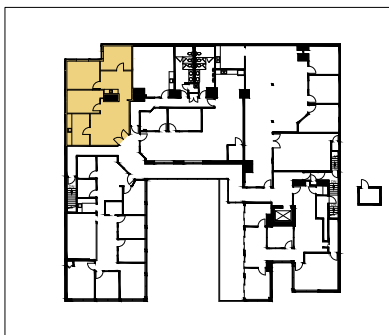
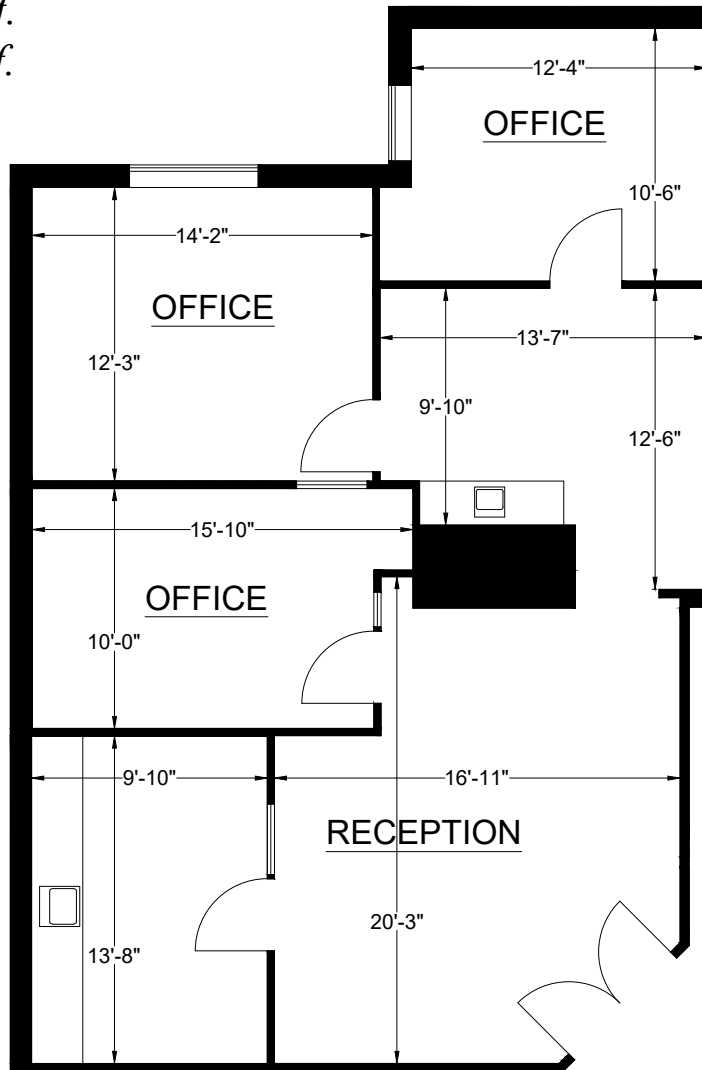
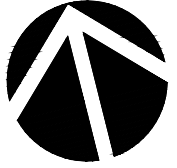
Usable: 1,059 s.f.

Rentable: 1,330 s.f.

**852 FORT ST
VICTORIA, BC**

THIRD FLOOR

(As Measured: June 2013)
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Third Floor Inset



SCALE: 1/8" = 1' - 0"

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PREPARED FOR:

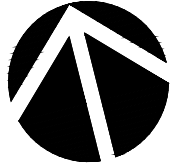
Yentel Property Management Inc.
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**852 FORT ST
VICTORIA, BC**

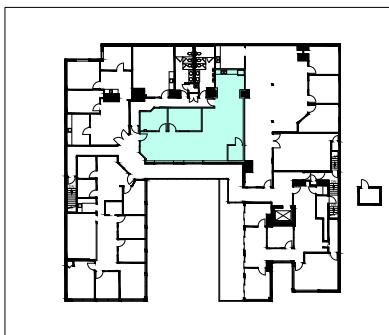
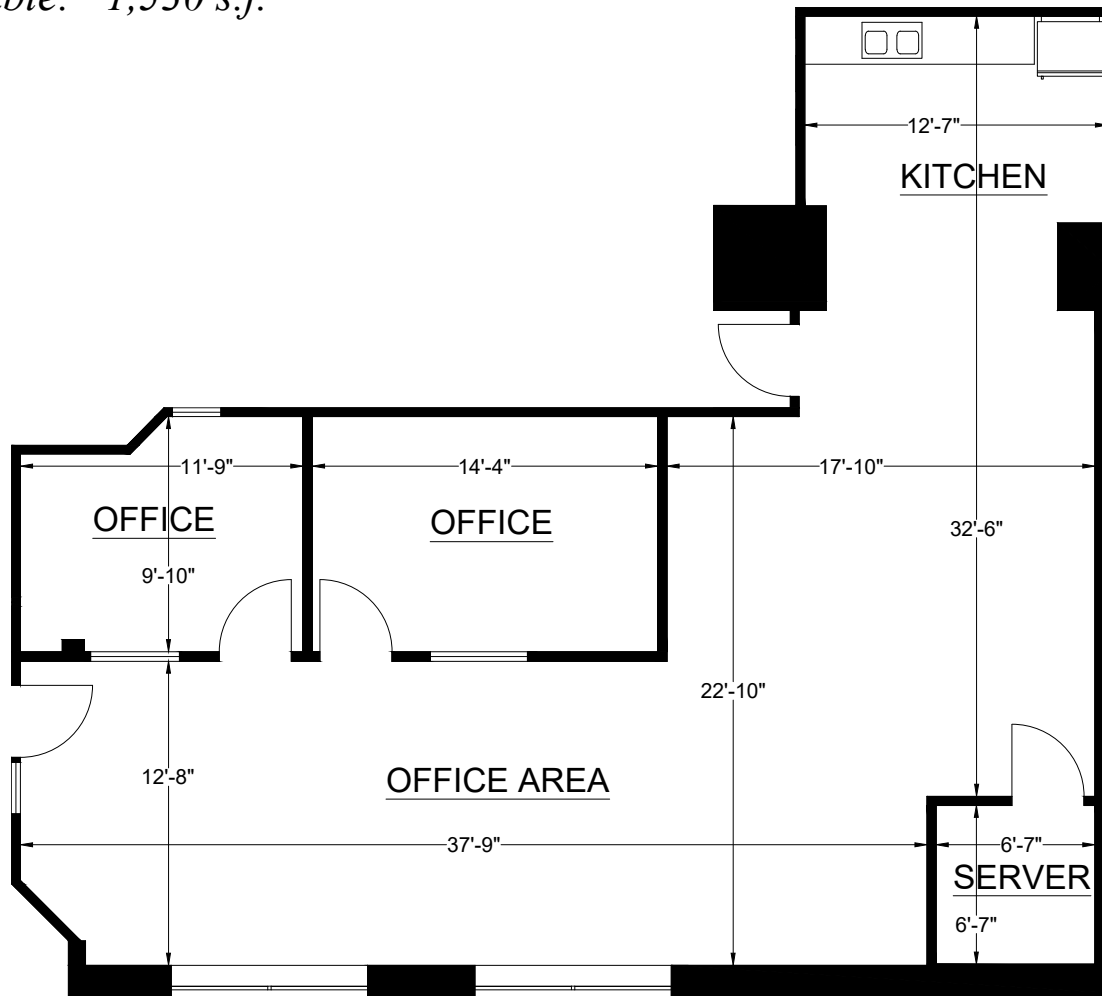
THIRD FLOOR
(As Measured: June 2013)

**TENANT IMPROVEMENT
SUITE PLAN 305**

<http://www.permaconstruction.com>



Usable: 1,218 s.f.
Rentable: 1,530 s.f.



Third Floor Inset



SCALE: 1/8" = 1' - 0"

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