

For Lease

100 - 1312 Blanshard Street
Victoria, BC

TURN-KEY OFFICE SPACE AVAILABLE IN THE HISTORIC CARNEGIE BUILDING



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**AVISON
YOUNG**

100-1312 Blanshard St

LEASEABLE AREA

3,898 SF

NET RENT

\$16.00 per SF

ADDITIONAL RENT

\$17.29 per SF (2026 est.)
Includes hydro!

AVAILABLE

Immediately

Opportunity Highlights



Excellent location in Central Business District



Iconic heritage building with historical significance



Move-in-ready space 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.

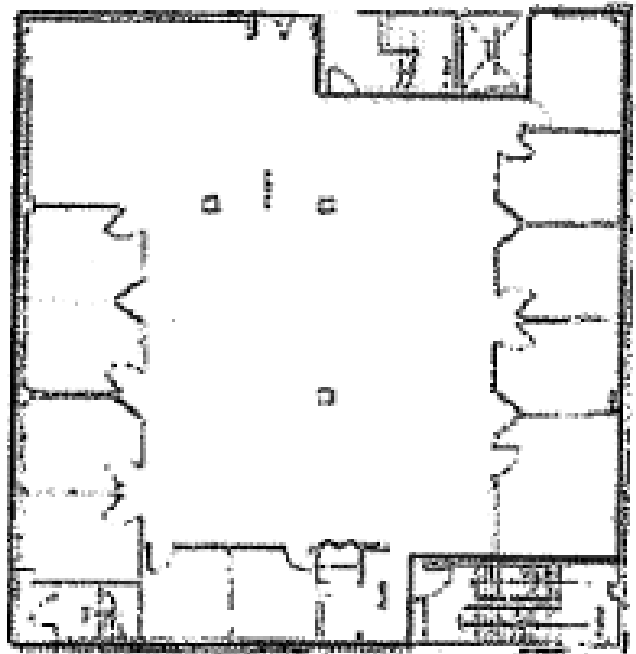


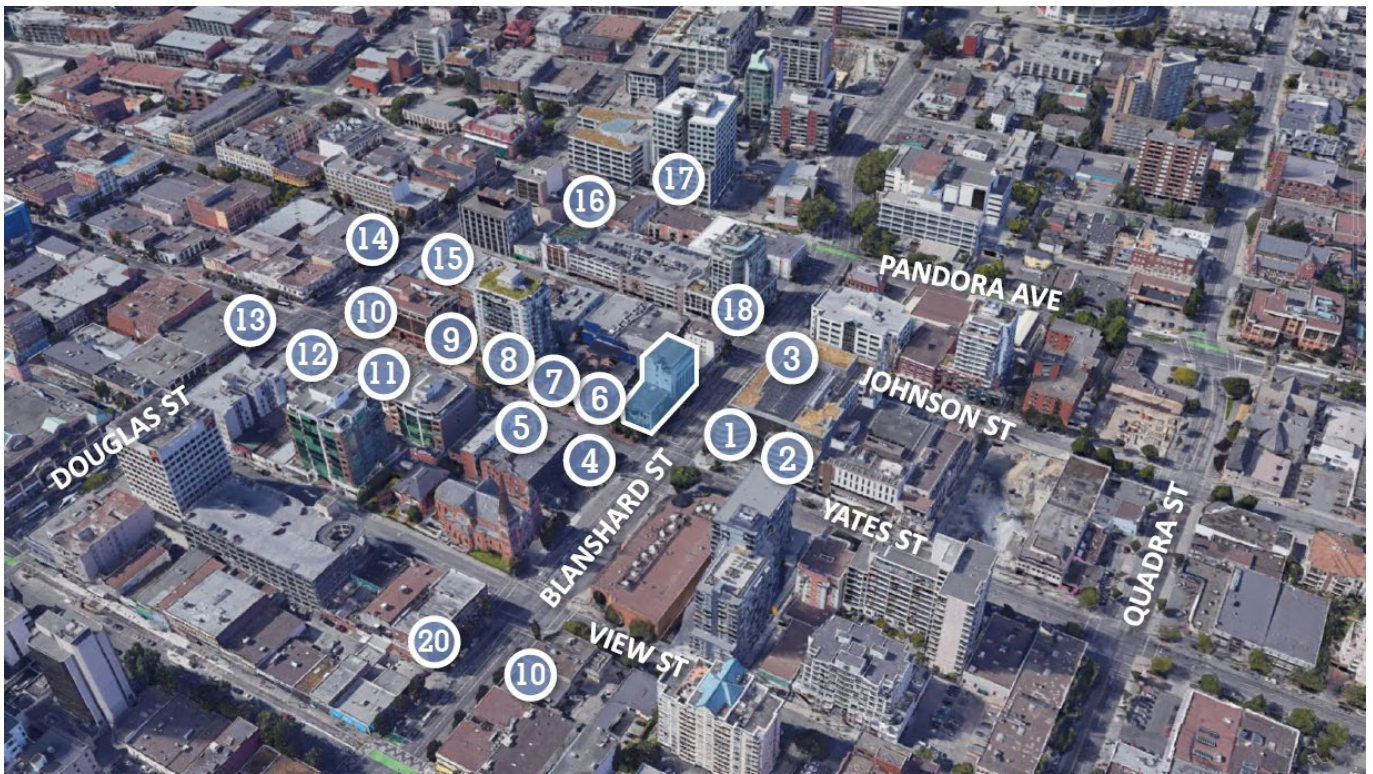
Feature Sheet – 1312 Blanshard St (100) – 3,898 SF



Features:

- Ample natural light
- Open-concept workspace
- Enclosed kitchen area
- 11 enclosed offices/meeting rooms
- Ample storage in unit





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 Glitch Arcade Bar | 15 Hope Key |
| 6 Brickyard Pizza | 16 John's Place |
| 7 Cenote Restaurant | 17 Tacofino |
| 8 Volta Victoria | 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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