

# For Lease

201 - 1312 Blanshard Street  
Victoria, BC

TURN-KEY OFFICE SPACE AVAILABLE IN THE HISTORIC CARNEGIE BUILDING



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**AVISON  
YOUNG**

# 201-1312 Blanshard St

## LEASEABLE AREA

3,811 SF

## NET RENT

\$16.00 per SF

## ADDITIONAL RENT

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

## AVAILABLE

60 days' notice

## 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.

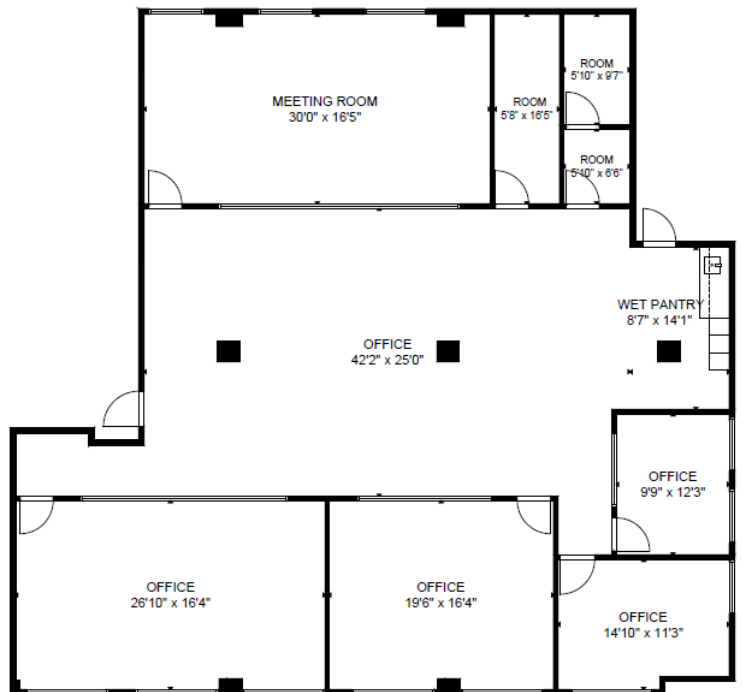


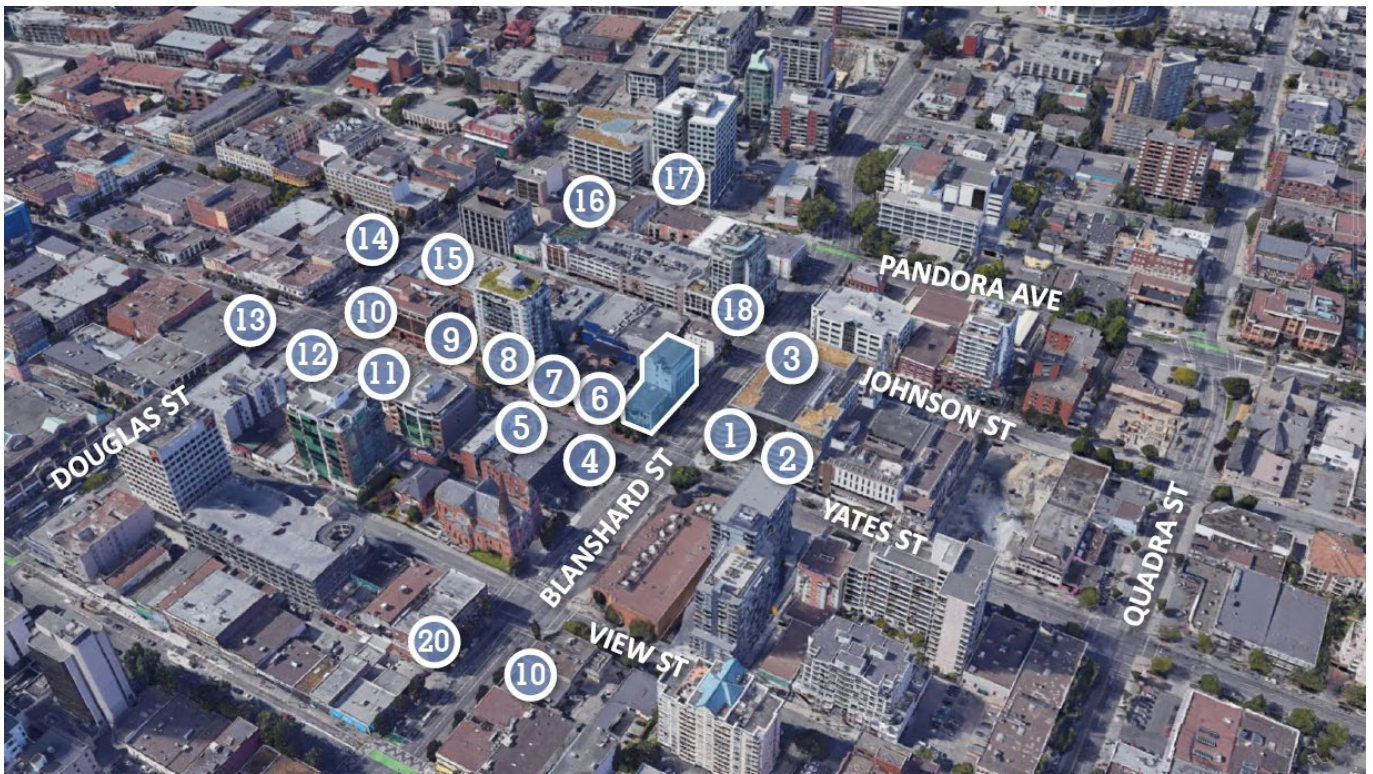
# Feature Sheet – 1312 Blanshard St (201) – 3,811 SF



## Features:

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