

WILLIAM | WRIGHT

Commercial Real Estate Services

101 TO 104 - 515 CHATHAM STREET
OLD TOWN VICTORIA, BC
FOR LEASE



IRONWORKS
HERALD + CHATHAM

- HIGH PROFILE LOCATION
- FLOOR TO CEILING WINDOWS
- HIGH CEILINGS
- PARKING

FOR MORE INFORMATION CONTACT
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515 CHATHAM STREET, IRONWORKS BUILDING AT OLD TOWN VICTORIA

OVERVIEW

Four brand new retail spaces conveniently located at the corner of Chatham and Store Streets in Victoria's historic Old Town. These retail spaces have high exposure to both vehicular and pedestrian traffic in a neighbourhood that offers a creative blend of cutting-edge culture, heritage, and character. A mixture of galleries, shops,

restaurants, and cultural hot spots in the Chinatown and Lojo areas of Old town. A surge of activity and future development is transforming the neighborhood, already known as one of the most unique districts in Victoria. Area tenants include Phillips Brewery, Jam Cafe, JuSu Bar, MEC, and Bean Around the World to name a few!

THE DETAILS

UNIT 101

LEASED

UNIT 102

LEASED

UNIT 103

LEASED

UNIT 104

+/- 1,101 SQFT

ZONING

OTD-1

BASIC RENT

\$35.00/SQFT

ADDITIONAL RENT

\$19.00/SQFT (EST 2021)



PAST & PRESENT

LOCATION

Victoria's Old town was once home to hotels and stores during the gold rushes (1850 & 1890). Today Old town is known for its funky local boutiques and restaurants and is home to Canada's oldest China town! 515 Chatham is designed with a respect for the past and destined to become part of a whole new iconic street scape for the modern era!

LOCAL TENANTS

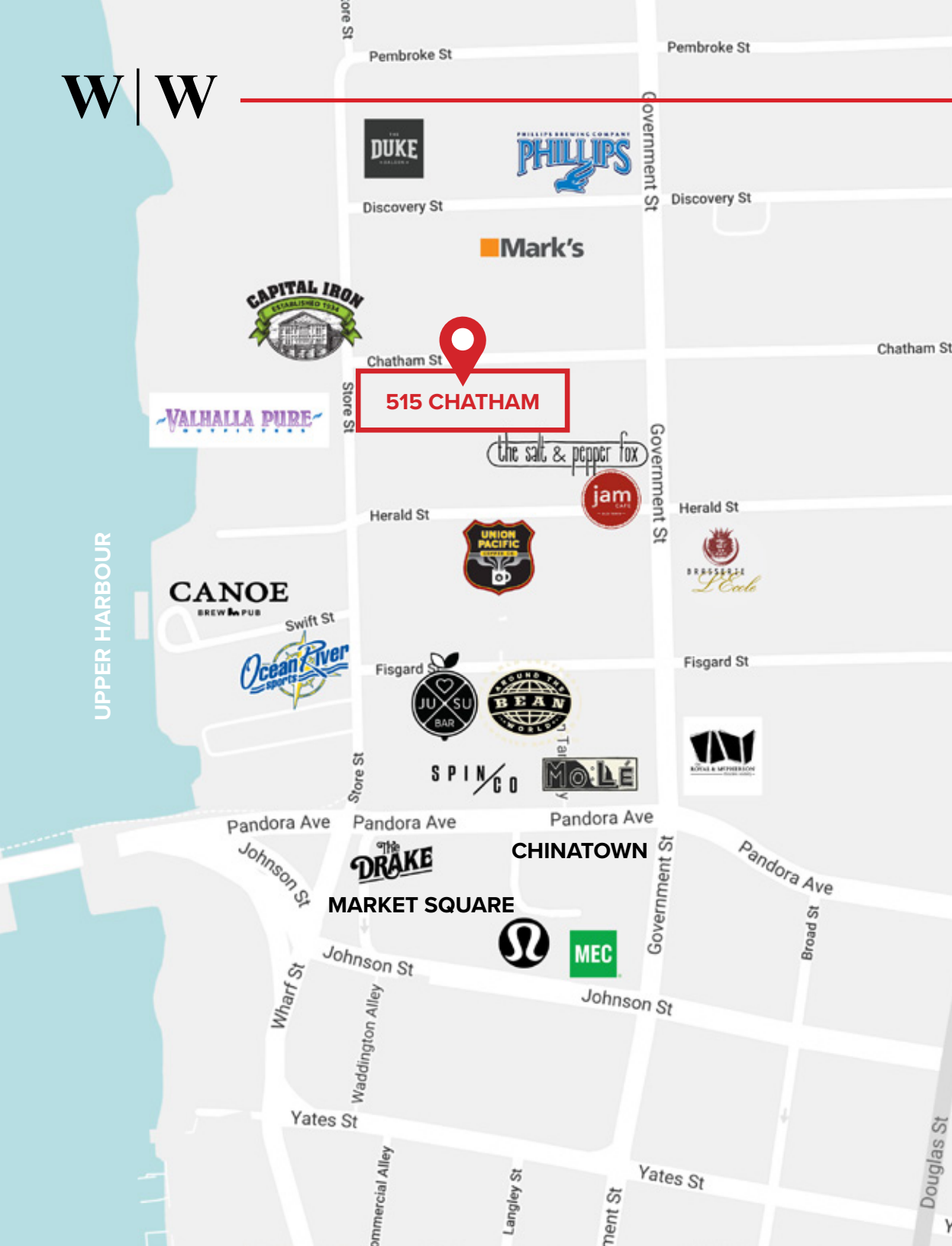


FAN TAN HOME & DESIGN, BEAN AROUND THE WORLD, CANOE CLUB



MANY TRANSIT ROUTES SERVICE OLD TOWN, THOSE ROUTES INCLUDE

- James Bay/South Oak Bay
- Cedar Hill/Admirals walk
- Vic General/UVIC
- Maplewood/Admirals walk
- Esquimalt/UVIC



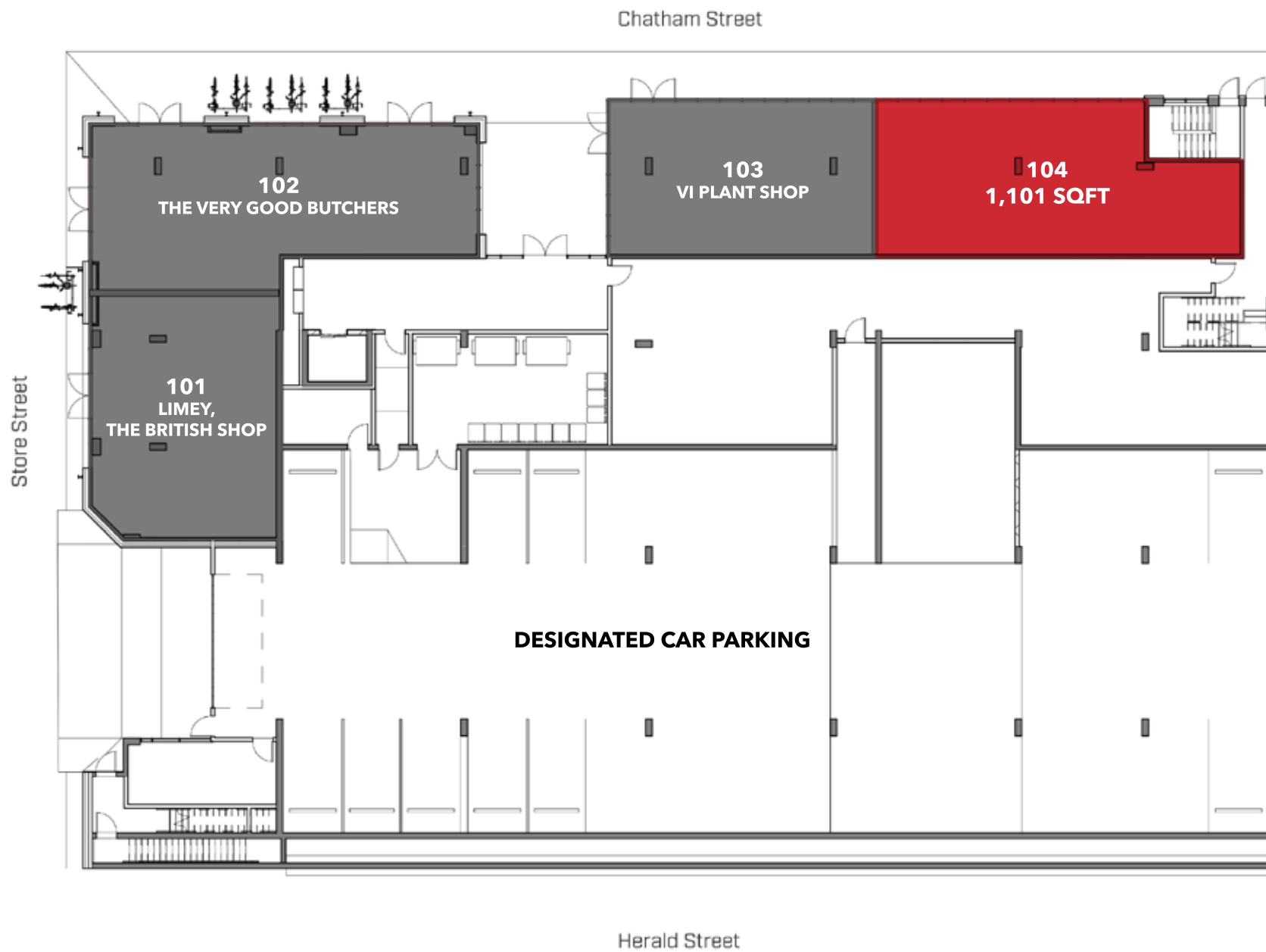
JOIN OTHER ESTABLISHED TENANTS IN THE OLD TOWN NEIGHBOURHOOD

- CAPITAL IRON
- PHILLIPS BREWERY
- JAM CAFE
- CANOE CLUB
- THE DUKE SALOON
- BEAN AROUND THE WORLD
- UNION PACIFIC CAFE
- SALT & PEPPER FOX
- LULULEMON
- THE DRAKE
- OCEAN RIVER SPORTS
- JUSU BAR
- BRASSERIE L'ECOLE
- MCPHERSON PLAYHOUSE
- MO:LE
- SPINCO
- MEC
- MARKS
- VALHALLA PURE



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BUILT DIFFERENT LeFevre

Le Fevre & Company has made it their duty to enhance the communities they are privileged to operate in.

For over 45 years Chris Le Fevre has been hard at work bringing diverse housing, commercial and resort properties to life while still maintaining a

solid grasp of the importance of heritage buildings and their place in the communities they occupy.

PAST PROJECTS

THE LEISER BUILDING

Reconfigured building into thirty-two living spaces with commercial space on the ground floor.

THE ORIENTAL HOTEL

One of Victoria's most recognized buildings in Old Town has been reborn.

THE NEW ENGLAND HOTEL

Heritage restoration – Old Town apartment rentals and commercial space.

NEW DEVELOPMENTS

Ironworks – 515 Chatham Street ■ The Powerhouse – 2110 Store Street ■ The RailYards



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