

For Sublease

516 Fisgard Street – 517 Herald Street
Victoria, BC



Commercial Spaces in Victoria's Historic Chinatown Ranging from 2,267 – 10,821 Sq. Ft.

- ✓ Standalone building in Chinatown with potential for single or multi-tenancy
- ✓ Prominent signage opportunities on both Fisgard St and Herald St
- ✓ High traffic year-round from both locals and tourists
- ✓ Available spaces suit variety of commercial uses

Contact Us

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**Personal Real Estate Corporation*

**AVISON
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516 Fisgard St – 517 Herald St Victoria, BC

RENTABLE AREA

Suite A – 3,582 SF + 981 SF mezzanine

Suite B – 2,267 SF

Suite C – 2,486 SF*

Suite D – 2,486 SF

Building – 10,821 SF + 981 SF mezzanine

**only available with full-building sublease*

NET RENT

Starting at \$13.61 per SF

ADDITIONAL RENT

\$9.60 per SF (2022 est.)

PARKING

Dedicated surface stalls available on-site

ZONING

OTD-1 – Old Town District

SUBLEASE TERM

Until September 30, 2029

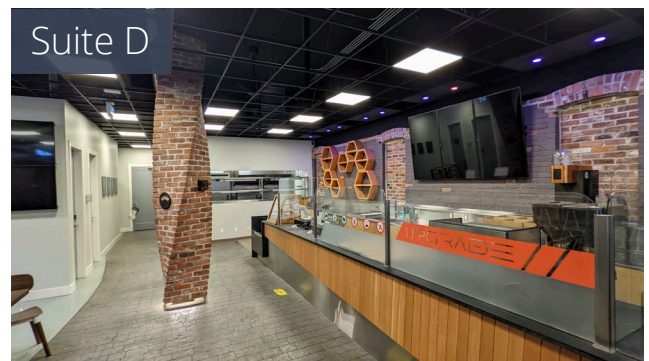
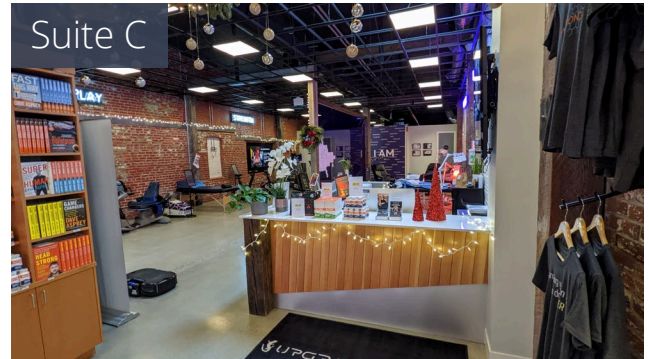
AVAILABLE

Immediately

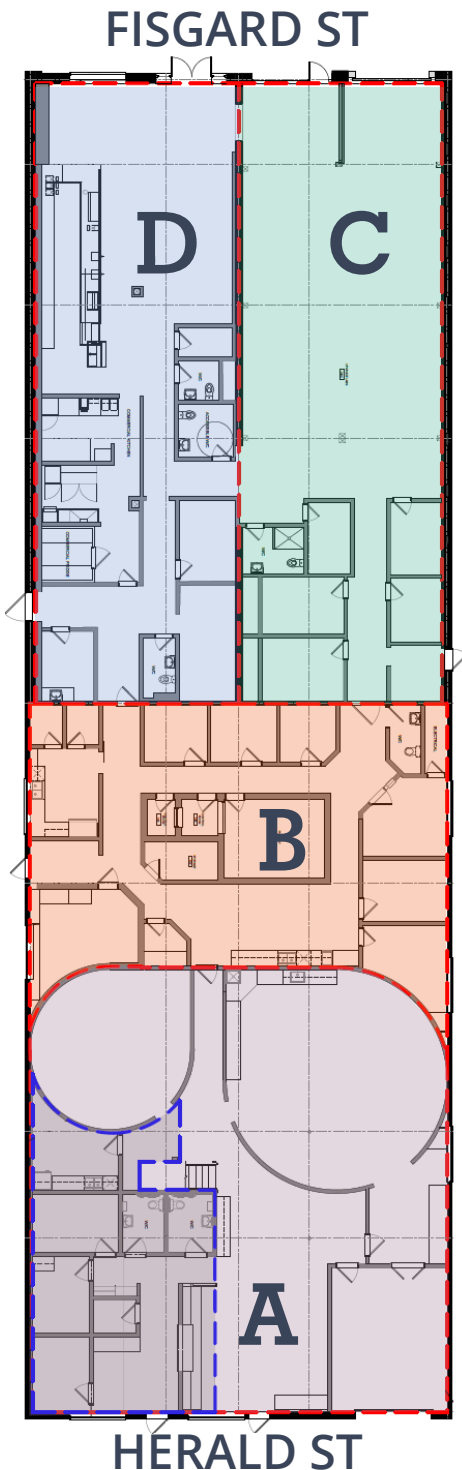
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Opportunity

Long-term sublease available for pre-demised spaces or entire building with frontage on both Fisgard St and Herald St in North America's longest standing Chinatown. Each portion of the subject building is suitable for a variety of commercial uses detailed on the following page.



Building Plan



SUITE A (517 Herald St) – 3,582 SF

- Multi-purpose commercial space with dedicated entry and loading door off Herald Street
- Includes 981 SF mezzanine office area
- **Suitable Uses:** wellness, fitness, bar, restaurant, person services, studio, office, and more!

SUITE B (516 Fisgard St) – 2,267 SF

- Purpose-built recording/podcast studio with entry off parkade east of building
- **Suitable Uses:** studio, office, wellness, personal services, professional services, and more!

SUITE C (516 Fisgard St) – 2,486 SF

- Purpose-built wellness & fitness facility currently home to upgrade labs
- High-profile entry and loading door off Fisgard Street
- **Suitable uses:** wellness, fitness, retail, personal services, bar, restaurant, and more!

Suite D (516 Fisgard St) – 2,486 SF

- Purpose-built café with full commercial kitchen and dedicated street patio
- High-profile entry off Fisgard Street
- **Suitable uses:** café, restaurant, bar, and more!

Local Area Highlights

- | | |
|-------------------------------|------------------------------|
| 1. Fan Tan Alley | 11. Herald Street Brew Works |
| 2. Ugly Duckling | 12. Jam Café |
| 3. Bean Around the World | 13. Brasserie L'Ecole |
| 4. La Roux Patisserie | 14. QV Café & Bakery |
| 5. Fan Tan Home & Style | 15. Silk Road Tea |
| 6. The Bubble Tea Place | 16. Varsha Indian Kitchen |
| 7. Little Yunan | 17. Virtuous Pie |
| 8. Wah Lai Yuen Bakery | 18. Mountain Equipment Co-op |
| 9. Shizen Japanese | 19. Lululemon |
| 10. Union Pacific Coffee Shop | 20. Market Square |



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