

# For Lease

1312 Government St

Victoria, BC



VIRTUAL TOUR  
AVAILABLE!

## High-Profile Retail Space on Government Street

- ✓ Ample retail frontage with floor to ceiling glazing on busy shopping corridor
- ✓ High ceilings throughout with exposed brick and timber beam construction
- ✓ Appealing and functional retail premises with mezzanine and basement
- ✓ Proximity to many thriving retail businesses and restaurants

### Contact Us

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*\*Personal Real Estate Corporation*

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# 1312 Government St Victoria, BC

## SIZE

Main Level 1,361 SF  
Mezzanine 523 SF  
Basement 422 SF

## NET RENT

\$62.00 per SF (main level only)

## ADDITIONAL RENT

\$21.21 per SF (main level only, 2022 est.)

## BASEMENT RENT

\$10.00 per SF (gross)

## AVAILABLE

Immediately

## ZONING

OTD-1 Old Town District

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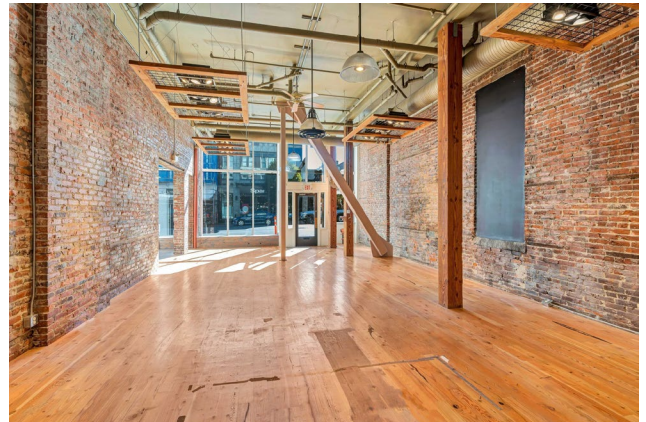
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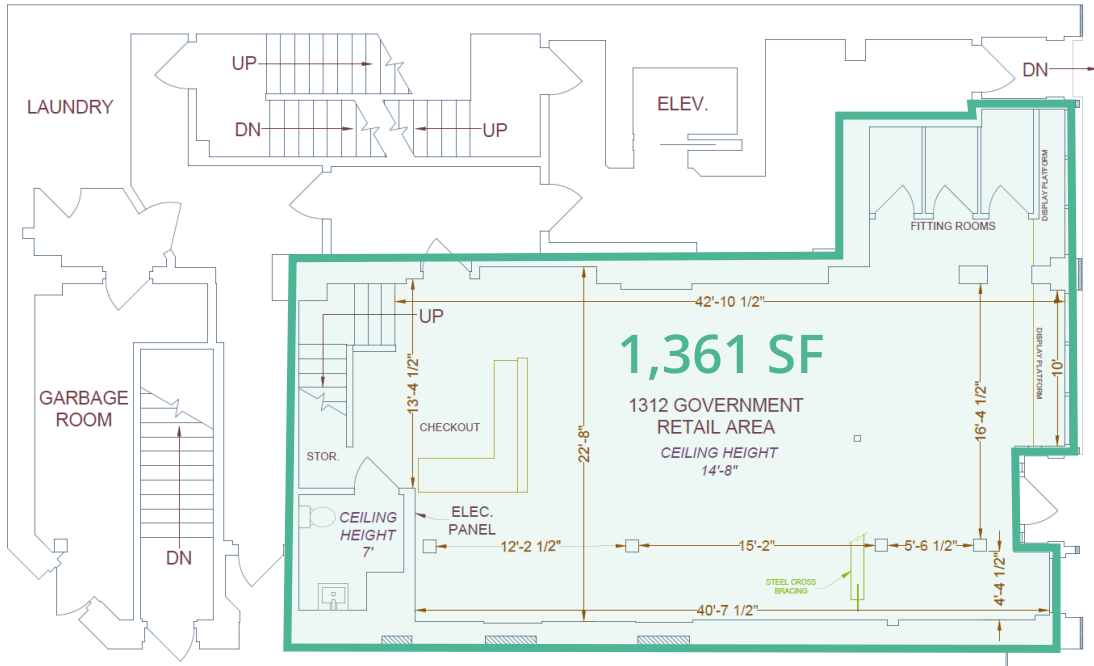
## Opportunity

Unique chance to lease prime retail space along Victoria's busiest shopping corridor, Government Street. The subject space benefits from its high-exposure frontage, excellent ceiling heights, exposed brick/beam, ample natural light, and ideal location right next to the intersection of downtown Victoria's two most high-traffic retail corridors.

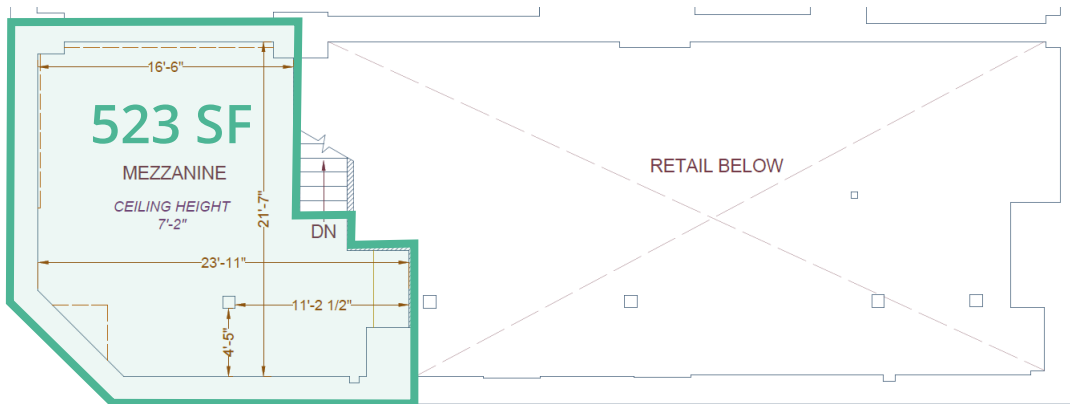


# Floor Plans

## Main Level



## Mezzanine Level

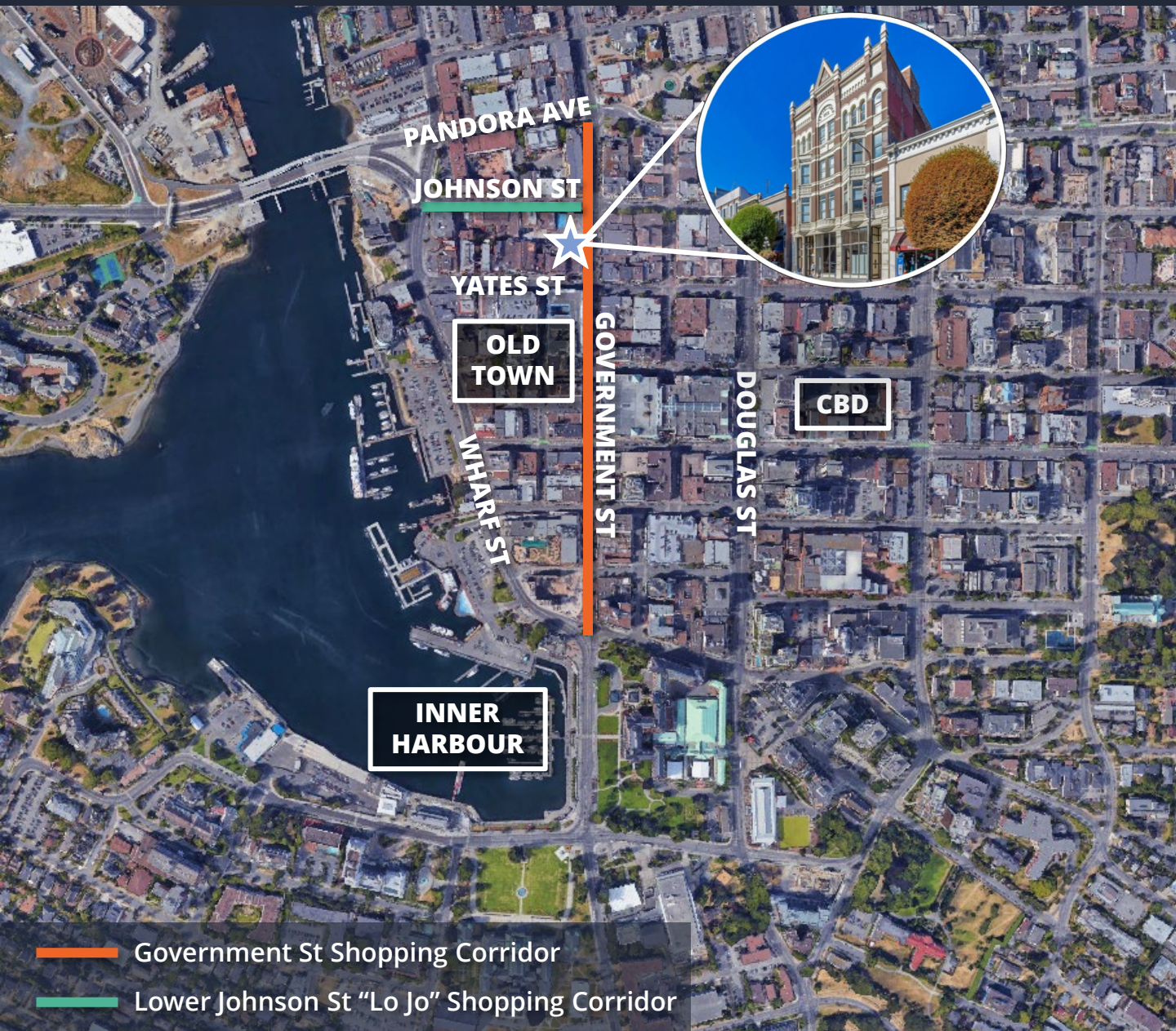


## Features

- Exposed heritage brick
- High (14'9") ceilings throughout
- Beautiful retail storefront
- Washroom on main level
- Useable bonus mezzanine
- Ample natural light
- HVAC servicing premises
- Changerooms built-out



# Location



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