



Colliers

Lease Rate
Reduction

536 HERALD STREET | VICTORIA, BC

For Lease

Beautiful Heritage Space in
Downtown Victoria

Anna Wray

Personal Real Estate Corporation

Vice President

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Megan Sparling

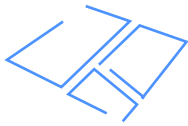
Associate

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The Opportunity

536 Herald Street is a wonderfully restored and seismically upgraded commercial retail unit, with a wide open floor plan and nearly 11' ceilings. The unit's tall ceilings and windows provide a bright airy feel to this heritage space located on the edge of Victoria's Chinatown which seamlessly transitions to the City of Victoria's up-and-coming Industry, Arts and Innovation District.



AREA

1,685 SF



GROSS RENT

\$43.00 PSF



AVAILABILITY

Immediately

Zoning | Old Town District - 1

Permitted uses include, but are not limited to:

- Assembly
- Assisted living facility
- Brew pub
- Care facility
- Civic facility
- Cultural facility
- Drinking Establishment
- Equipment rental
- Financial service
- Food & beverage services
- Home occupation
- Hotel
- Office
- Personal service
- Residential
- Residential lock-off unit
- Retail liquor store
- Small scale commercial
- Urban agriculture
- Studio
- Utility

99

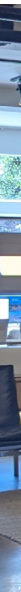
WALK SCORE

96

BIKE SCORE

92

TRANSIT SCORE

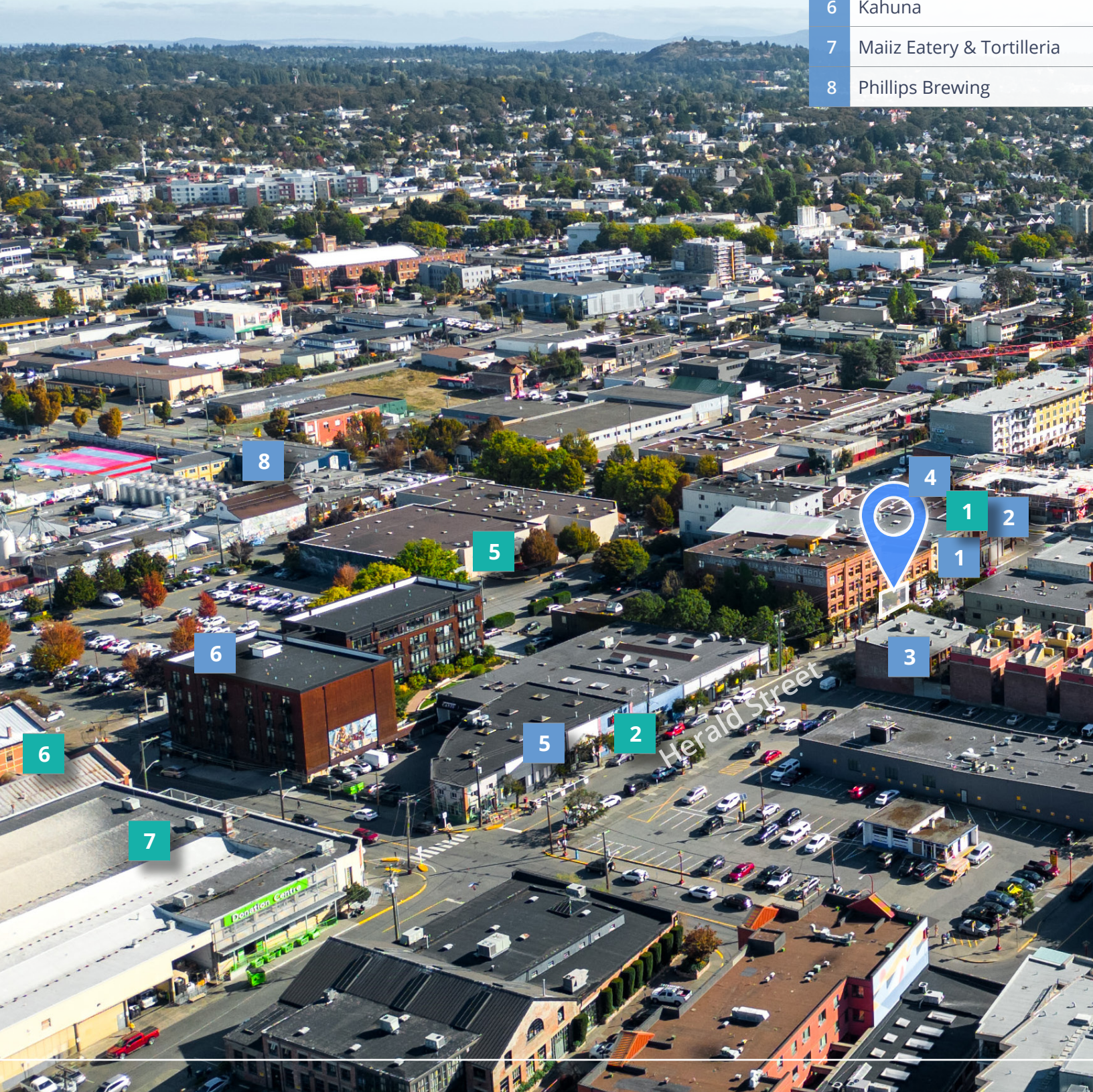




Location Overview

Food & Drink

- | | |
|---|---------------------------|
| 1 | Jam Cafe |
| 2 | end dive |
| 3 | Union Pacific Coffee |
| 4 | Torch Song Cafe |
| 5 | Herald Street Brew Works |
| 6 | Kahuna |
| 7 | Maiz Eatery & Tortilleria |
| 8 | Phillips Brewing |



Shopping

- 1 Public Mercantile
- 2 Opus Art Supplies
- 3 Chinatown
- 4 Fan Tan Alley
- 5 Mark's Work Wearhouse
- 6 Capitol Iron
- 7 Value Village

Walking distance to:

- Vic West – 8 min
- Save-On-Foods Memorial Centre – 9 min
- Inner Harbour Seaplane Terminal - 13 min
- Fairmont Empress Hotel – 14 min
- BC Legislative Assembly – 17 min
- Coho & Clipper Ferries – 18 min





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