



Discovery Street

SPACE 4 LEASE

AT THE CENTRE OF CHANGE

Located at the corner of Douglas and Government Streets at the edge of Old Town, Discovery Court is ideally situated on the primary transportation routes and within easy walking distance to Downtown Victoria. An urban location at the center of change, it is surrounded by an eclectic mix of enterprises including artisan work-shops, research and technology firms, specialty cafés and many others.

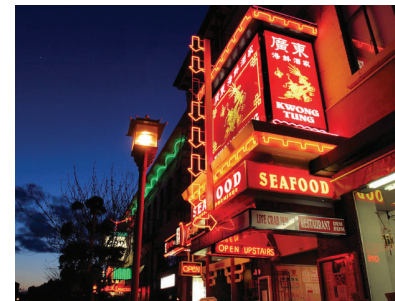
The City of Victoria has identified this area's emergent potential in their recent core area planning. They are encouraging its continued diversification by supporting a more creative, innovative and resilient employment base. So, not only is this location well-positioned for high-tech, engineering and advanced manufacturing, it is also well-suited for health care related businesses and those in the creative industries. ■



DOUGLAS STREET



GOVERNMENT STREET



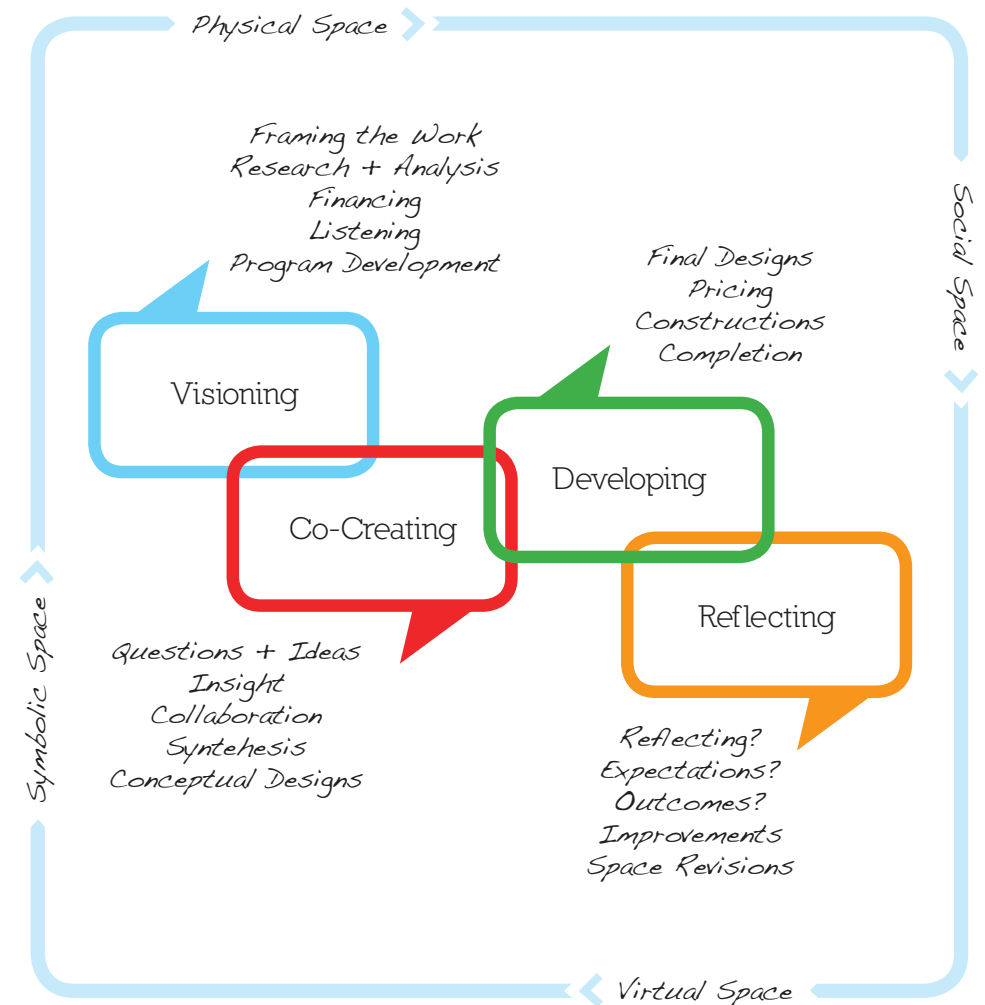
THE CO-CREATION OF SPACE

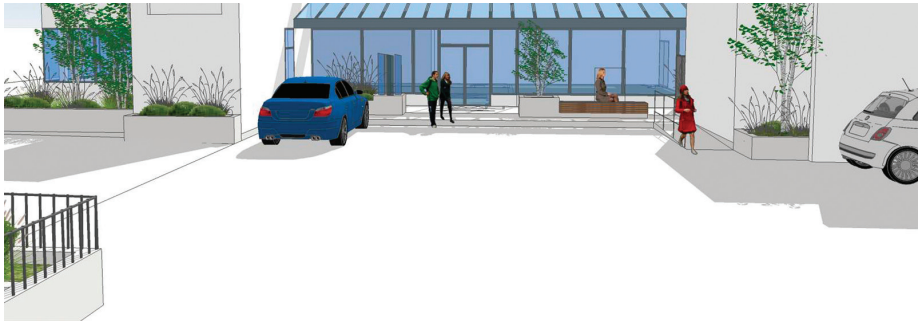
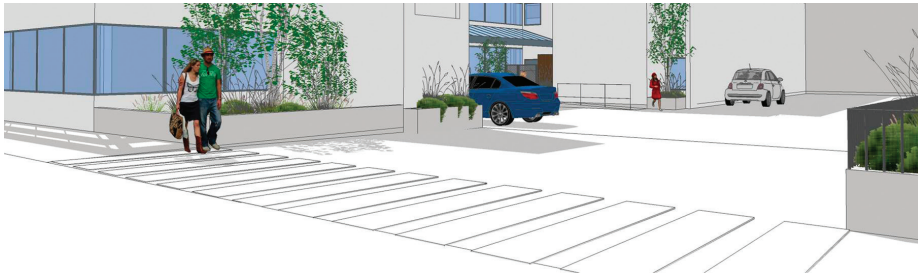
With business looking for every advantage to drive organizational performance, the customization of space is crucial. The production of space is no longer the sole domain of the professional designer.



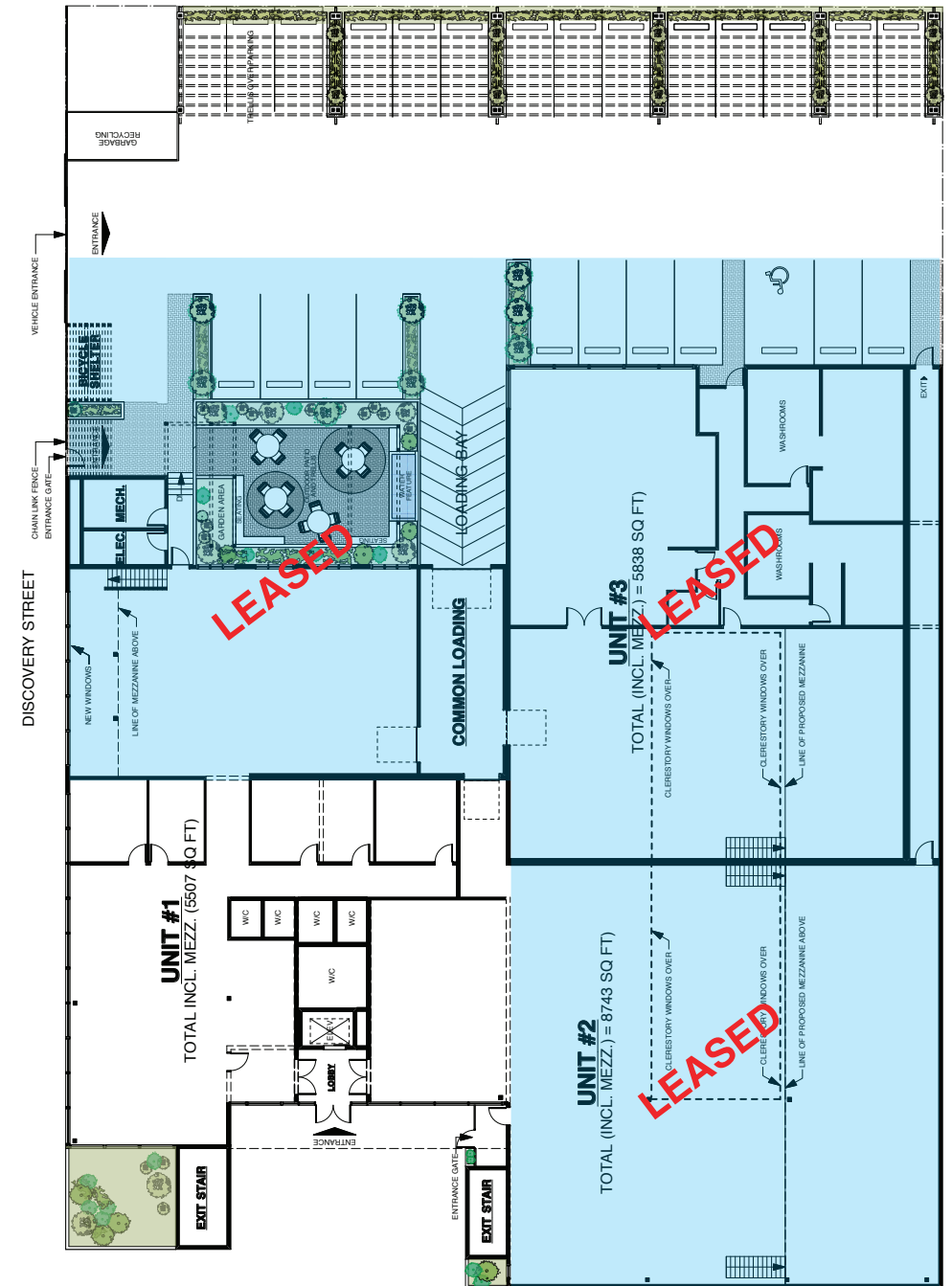
Creating space that is at once functional, aspirational, projective and strategic requires collaboration from multiple perspectives, most significantly the client. The client's vision is expressed through a process of co-creation. There is much to consider, from employees, work patterns and their adjacencies, to the under explored elements and connections between the enterprise and its space.

DESIGN THINKING: *The Structure of Space*





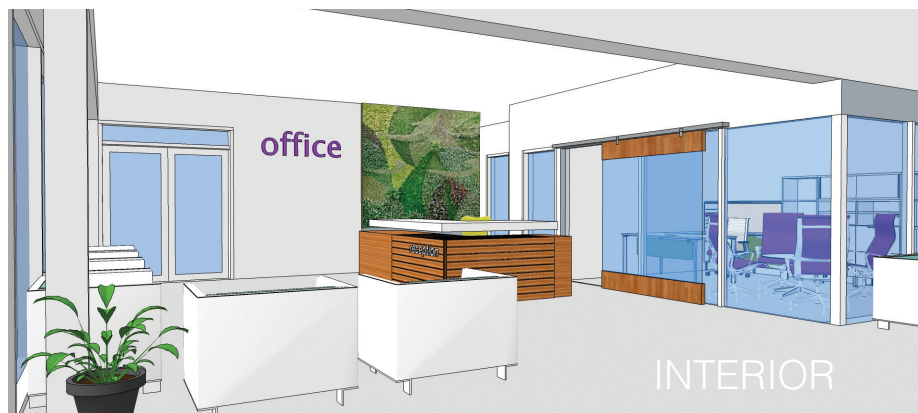
WELCOME



MAIN FLOOR OPTIONS



- ❑ Unique adaptive space
- ❑ HVAC and fibre optics
- ❑ High ceilings and clerestory lighting
- ❑ Interior expansion potential
- ❑ Loading bay door access



EXTERIOR



- ❑ Prime corner property
- ❑ High exposure signage
- ❑ On-site and neighborhood parking
- ❑ Shipping and receiving flexibility
- ❑ Competitive lease rates and low operating costs



Leasing Enquiries



AMANDA NEAL DAVE BORNHOLD
250.382.3400

Design Enquiries



ALLAN McLAREN
250.386.6700 info@mclaren.ca