



VICTORIA

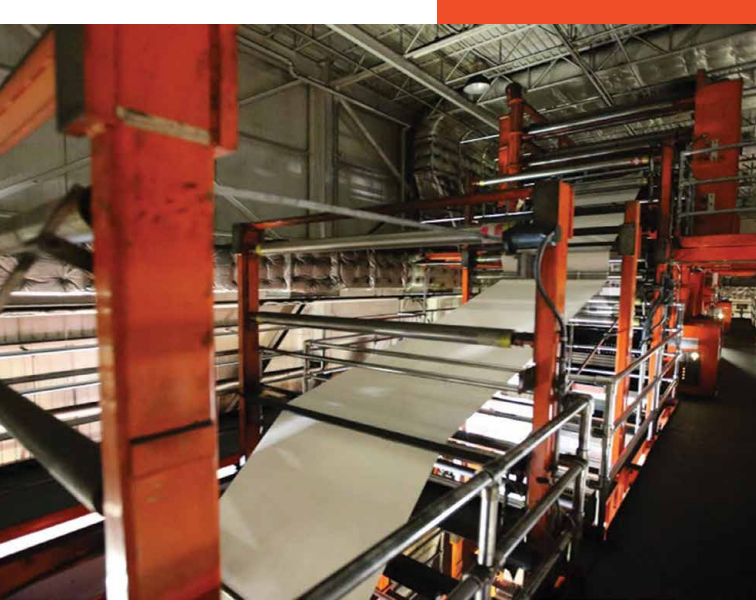
PRESS

BUILDING



a signature project by
MERCHANT HOUSE
CAPITAL

2621 DOUGLAS ST.
VICTORIA, BC

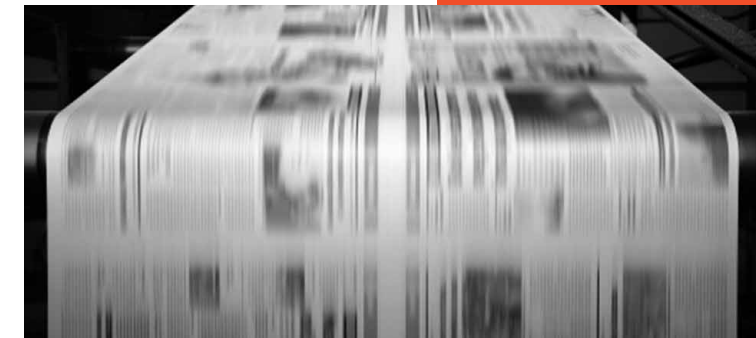


MAKING HEADLINES IN MIDTOWN.

A PLACE FOR CULTURE, CREATIVITY, AND COMMERCE.

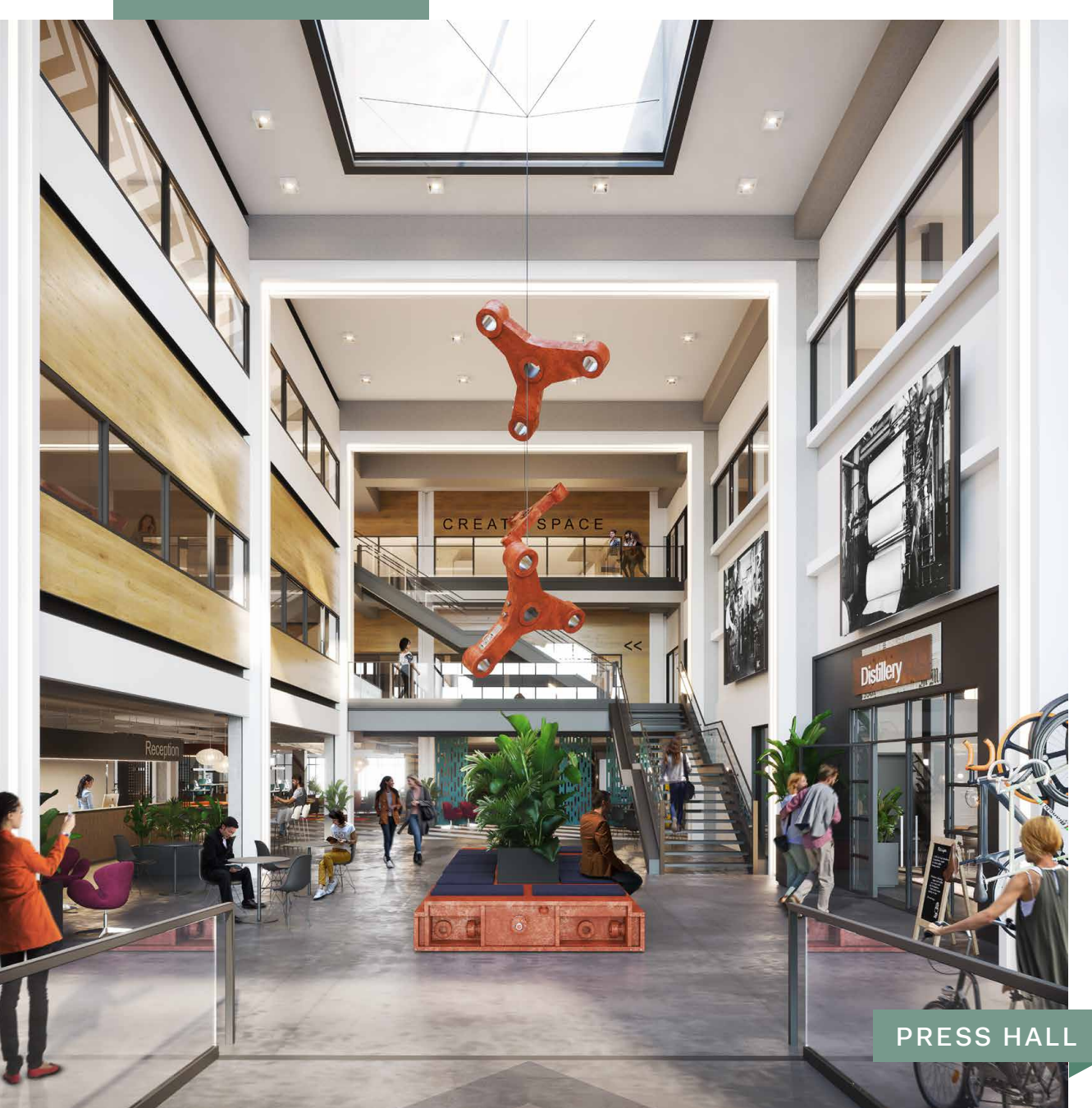
In every great city there is a building that expresses the soul of a place - it's Arts, Business, People, and Legends. In Victoria, BC, one hundred years of history were printed daily in the **VICTORIA PRESS BUILDING**, and as the newspaper industry has changed, so has the building that was built to tell those stories.

Midtown is Victoria's emerging destination for commerce, culture and creativity. With large flexible floor plates in an urban campus environment, ample car and bike parking and on-site transit, the **VICTORIA PRESS BUILDING** offers a superior alternative to Victoria's downtown and Saanich's uptown.



WELCOME TO THE VICTORIA PRESS BUILDING





A New Hub For Victoria's Midtown - between Douglas St. and Blanshard St., Hillside St. and Bay St. - offers exceptional access to Downtown Victoria and Uptown Saanich. Access to parking, bike amenities, reduced commute times and public transit.

TRANSFORMING THE WORKPLACE ECOSYSTEM

ROOFTOP GREEN SPACE & CAFE

ON-SITE **GYM** AND **DAYCARE**

FREE LOBBY **WIFI**

DISTILLERY ON SITE

LARGE **FLOOR PLATES**

SEISMICALLY **UPGRADED**

HERITAGE DESIGNATION = PROPERTY TAX SAVINGS





At the Victoria Press Building, you can...

LOVE WHERE YOU WORK



PET & FAMILY **ORIENTED**

BIKE & **CYCLING** AMENITIES

COMMUNAL **OUTDOOR** EVENT SPACE

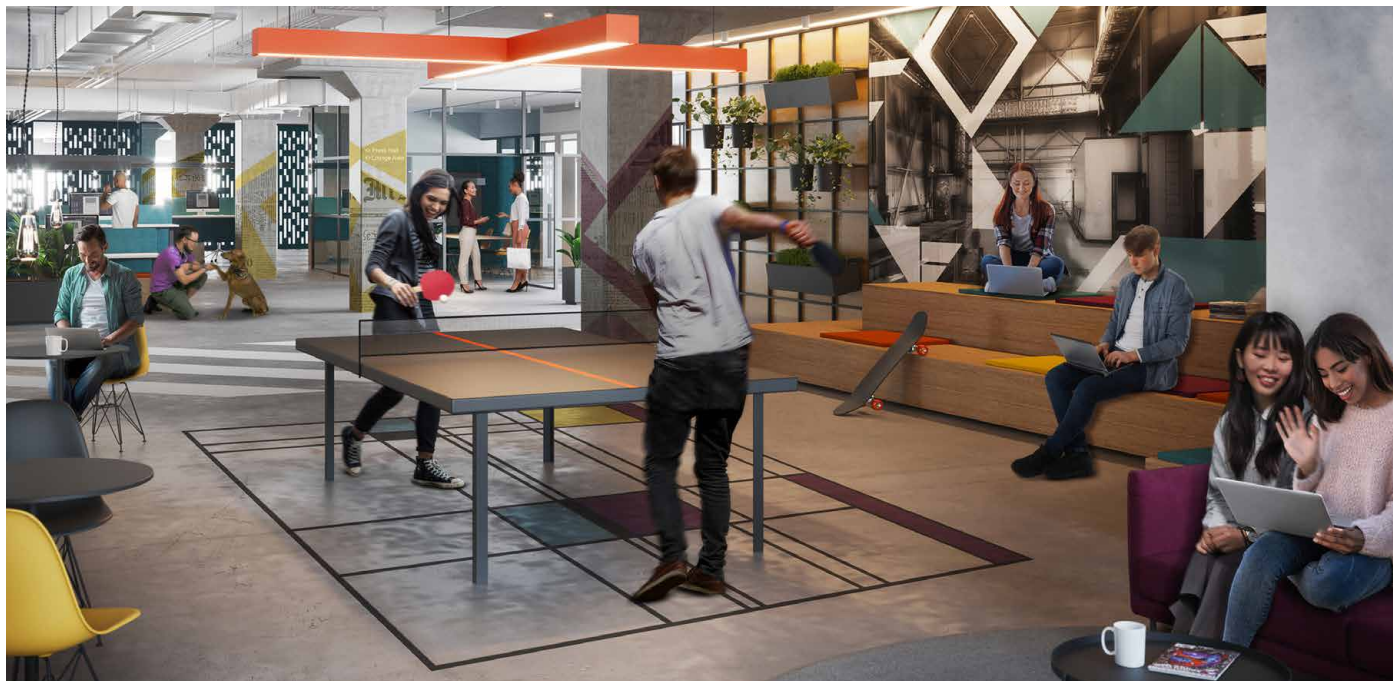
PERSONAL **LOCKERS**

GYM ACCESS

ON-SITE **DAYCARE**

EXPANSIVE **COMMON AREAS**

TAKE PART IN A VIBRANT SOCIAL COMMUNITY





At the Victoria Press Building, you can...

HANG OUT ON THE ROOF



GET SOME SUN ON THE BUSTLING PATIO

AN ENTIRE **ACRE**

LANDSCAPED **GREEN** SPACE

PANORAMIC VIEWS OF THE CITY,
HARBOUR, AND OLYMPIC MOUNTAINS

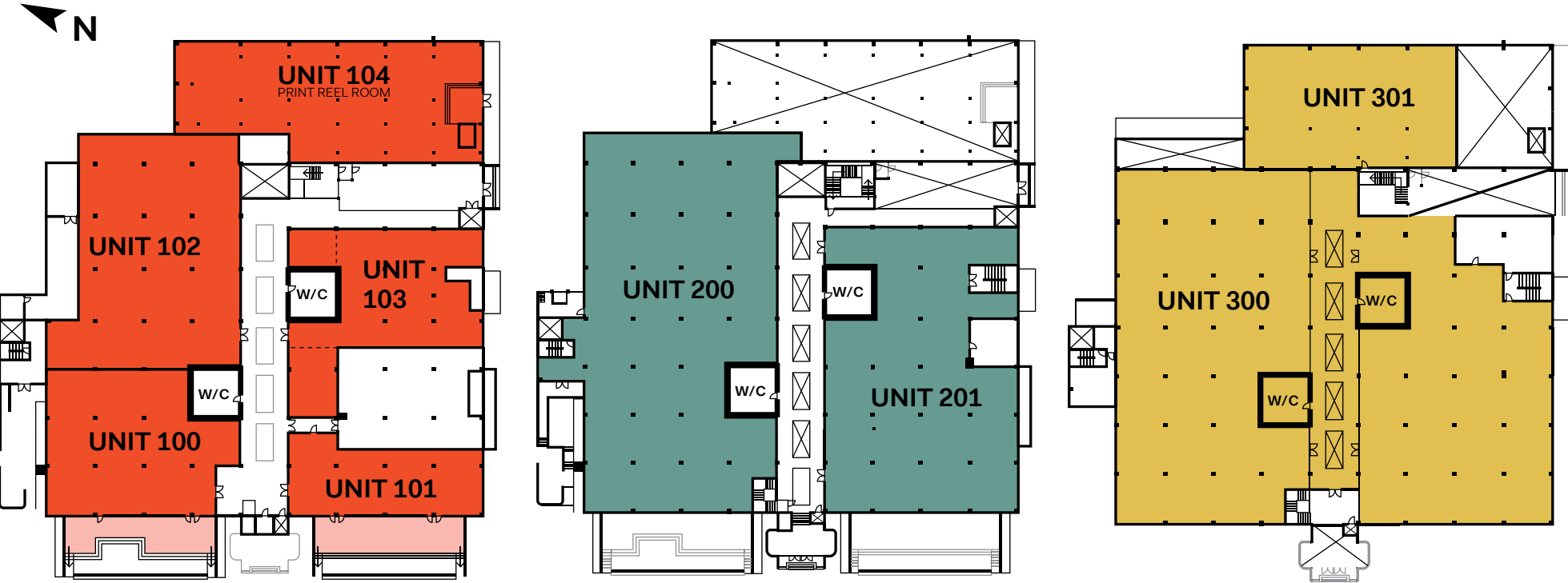
CAFE WITH OUTDOOR SEATING

EVENT SPACE

GARDEN PATIO



LEASABLE SPACES FROM 1,500 TO 45,000 SF

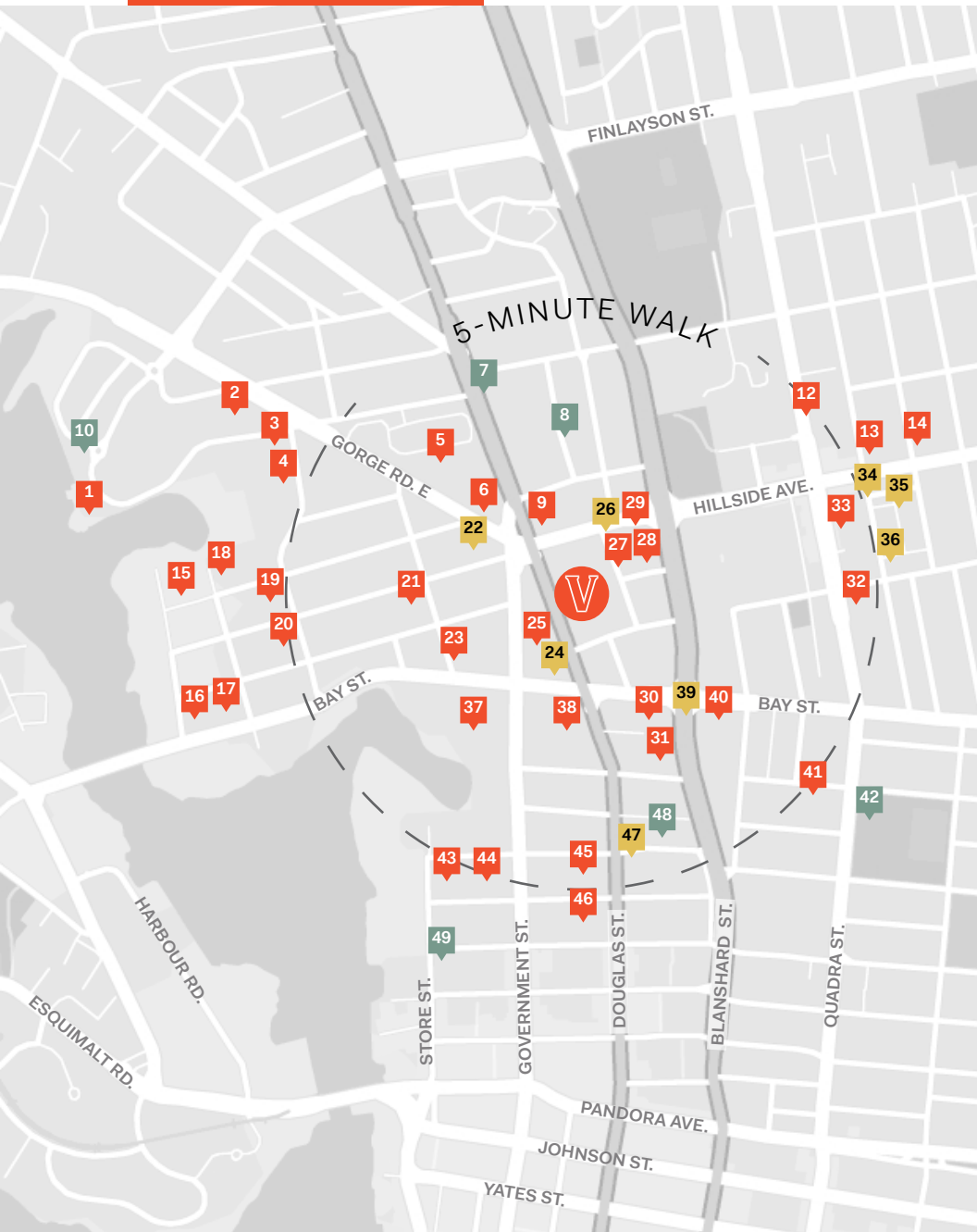




**WELCOME TO
MIDTOWN**



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FOOD / DRINK

- 1 Glo Restaurant & Lounge
- 2 Pizza al Forno
- 3 Bows & Arrows Coffee
- 4 Ile Sauvage Brewing Co
- 5 Shark Club
- 6 Chiba Sushi
- 9 2% Jazz Coffee
- 12 Taco Time
- 13 San Remo Restaurant
- 14 Fifth Street Bar & Grill
- 15 Driftwood Brewery
- 16 Moon Under Water Brew Pub
- 17 Saltchuck Pie Co
- 18 Hoyne Brewing Co
- 19 Parachute Ice Cream
- 20 The Coffee Lab
- 21 Wheelie's Motorcycles / Cafe
- 23 Dehli Indian
- 25 Seven Valleys Food & Deli
- 27 Fountain Chinese
- 28 Boston Pizza
- 29 Tim Horton's
- 30 Subway
- 31 Wendy's
- 32 Caffe Fantastico
- 33 Part & Parcel
- 37 Vancouver Island Brewing

- 38 Dairy Queen
- 40 XIN Korean Restaurant
- 41 Chicken 649
- 43 The Duke Saloon
- 44 Phillips Brewing
- 45 Discovery Coffee
- 46 Copper Owl Night Club

WELLNESS

- 7 Body Dynamics Fitness
- 8 Boulder House Climbing Gym
- 10 Fix Healthcare
- 42 Crystal Pool & Fitness
- 48 Crossfit Zone
- 49 Crossfit LoLo

ETC.

- 22 Russ Hay's Bicycle Shop
- 24 Popeye's Supplements
- 26 BC Liquor
- 34 IDA Pharmacy
- 35 Cascadia Liquor
- 36 Fairway Market (Grocery)
- 39 Seven Eleven
- 47 Whiskers Dog Ranch



PRIME LOCATION

WALK
SCORE:
96



WALKER'S PARADISE:
DAILY ERRANDS DO
NOT REQUIRE A CAR.

BIKE
SCORE:
92



CYCLIST'S PARADISE:
FLAT AS A PANCAKE,
EXCELLENT BIKE LANES.

TRANSIT
SCORE:
72



EXCELLENT TRANSIT:
TRANSIT IS CONVENIENT
FOR MOST TRIPS.





ON-SITE DISTILLERY

TASTING ROOM

PRIVATE **PARTIES**

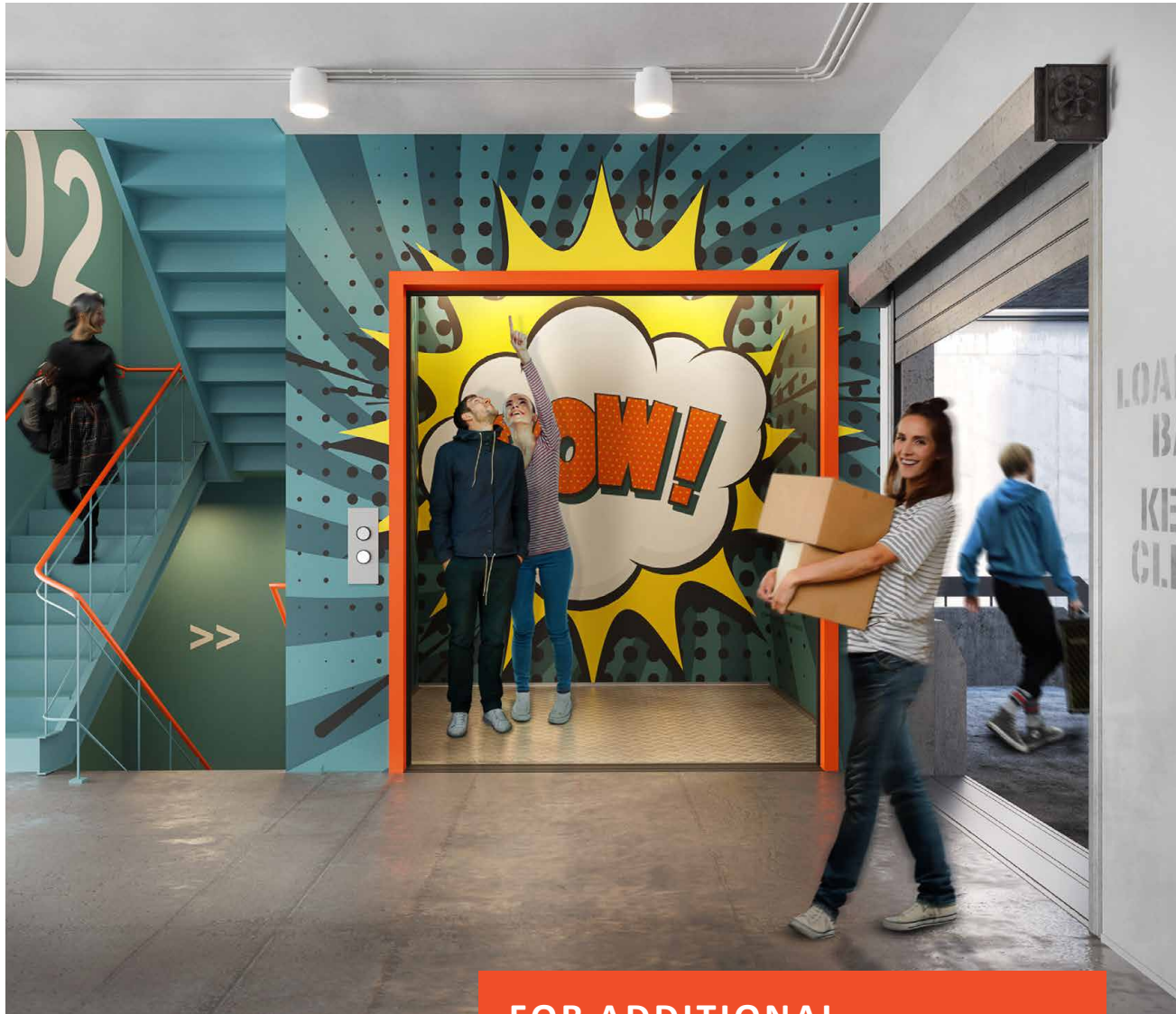
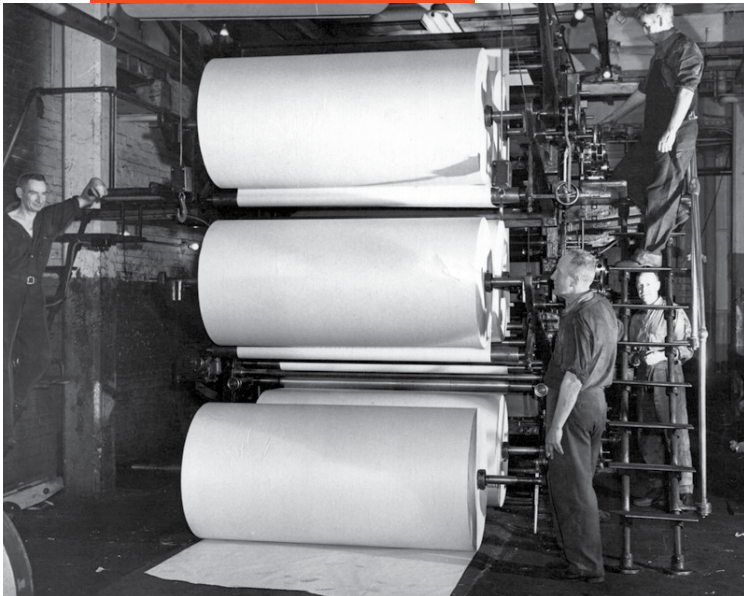
AWARD-WINNING
DISTILLERY MASTER

SOCIAL **LOUNGE**

HUB OF A **GLOBAL**
WHISKEY BRAND

ACCOUTREMENT **RETAIL**





MERCHANT HOUSE CAPITAL INC.

The nexus between smart capital
and real estate innovation.

www.merchanthousecapital.com
www.victoriapressbuilding.com

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