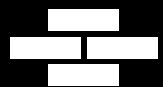


DON'T LIVE DOWNTOWN. DEFINE IT.

NOW LEASING



SPENCER BLOCK

STUDIO, 1, 2, & 3 BEDROOM RENTAL
HOMES IN DOWNTOWN VICTORIA.

A BLOCK THAT MOVES THE CITY



A NEW VISION FOR RENTAL LIVING IN DOWNTOWN VICTORIA.

We've got a new vision for rental living. Something that shakes up the energy in downtown Victoria. A place that sparks connection and creativity. With homes designed for easier, more expressive lives. When you put it all together, life here feels different. Bolder. More alive.

LIVE A STORY OTHERS FOLLOW.



A historic address turns modern at the corner of Herald and Government. Future retail spots and eateries will be in the building at street level, and countless cafés, restaurants, and boutiques live on surrounding blocks. In just a few steps, you'll reach the Inner Harbour and waterfront. Spencer Block writes a new chapter for downtown.

ALL WITHIN A 10 MINUTE WALK

30+
Restaurants

15+
Cafes

15+
Nightlife & Entertainment Venues

25+
Boutiques & Retailers



CLOSELY CONNECTED TO THE BEST OF VICTORIA.

ATTRACTIONS

- 1 McPherson Playhouse
- 2 Market Square
- 3 Chinatown Parking
- 4 Fan Tan Alley
- 5 Victoria City Hall
- 6 Centennial Square

SHOPPING & LIFESTYLE

- 7 Moe's Home
- 8 KWENCH Coworking & Culture Club
- 9 Bay Centre
- 10 No Fills

RESTAURANTS

- 11 Herald Street Brew Works
- 12 Jam Cafe
- 13 End Dive
- 14 Rabbit Rabbit
- 15 Brasserie L'École
- 16 The Drake Eatery
- 17 Tacofino
- 18 Cafe Mexico
- 19 Il Terrazzo
- 20 Irish Times Pub
- 21 The Duke Saloon
- 22 Citrus & Cane
- 23 Discovery Coffee
- 24 Deer and Dough Bakery Café
- 25 The Art of Slow Food
- 26 Phillips Tasting Room

HEALTH & FITNESS

- 27 F45 Training
- 28 SPINCO
- 29 Limitless Training
- 30 Annex Fitness
- 31 CrossFit Zone
- 32 Pvolve
- 33 Havn Saunas

AMENITIES

A BOLD BLOCK FOR BIG LIVES.

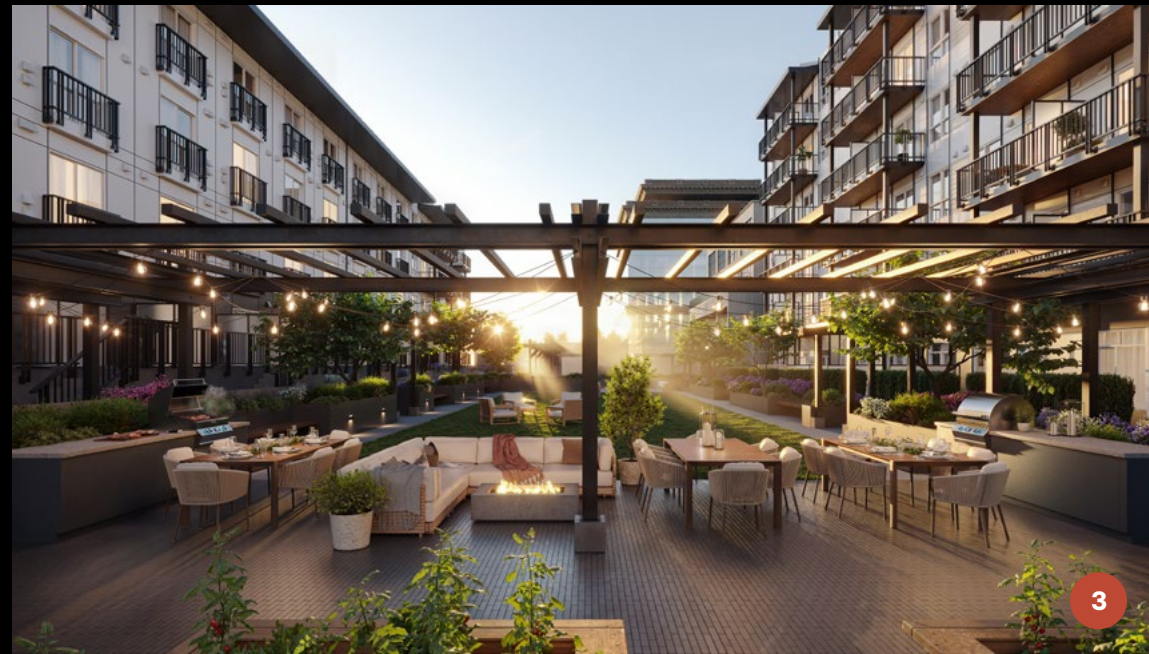
Experience amenities you'll actually use within a vibrant social community, where you can interact with great people.



2



1



3



4

- 1. The Common Lounge**
Resident lounge designed for gathering, relaxing, and entertaining.
- 2. The Lobby Workshop**
Flexible coworking space designed for focus and remote work.
- 3. The Outdoor Grove**
Landscaped outdoor courtyard designed for socializing and outdoor living.
- 4. The Athletic Club**
Fully equipped fitness centre featuring cardio equipment and strength training systems.

AMENITIES TO LIVE FOR.

Spencer Block offers amenities for every part of your lifestyle – from The Athletic Club and Flow Studio for fitness, to The Common Lounge and Lobby Workshop for socializing and getting work done. Outside, The Outdoor Grove offers spaces to cook, lounge, and connect.

7



- 1. The Athletic Club**
Train hard. Premium treadmills, bikes, free weights, and functional training space – everything you need, steps from your door.
- 2. Flow Studio**
Your reset button. A dedicated space for yoga, stretching, and mobility work.
- 3. The Common Lounge**
Live-in luxe. Lounge seating, a social kitchen and bar, entertainment space – made for spontaneous moments.
- 4. The Lobby Workshop**
Work from anywhere. Dedicated tables and Wi-Fi, ready when you are.
- 5. Garden Plots**
Dig in. Grow herbs, meet neighbours, cultivate something real.
- 6. Outdoor Kitchen & Dining**
Fire up. Custom outdoor kitchens, premium Napoleon grills, open skies, good company.
- 7. Firepit Lounge**
Linger longer. A pergola, ambient lighting and firepits with seating built for slow evenings.
- 8. The Outdoor Grove**
Open space, your way. Play, rest, or spread out a picnic.
- 9. Dog Run**
Room to roam. A dedicated dog run for our pet community, connected to The Outdoor Grove.

RESIDENCES

AN ELEVATED VERSION OF RENTAL DESIGN.

Settle in. Spencer Block's rental homes are designed for it – featuring stainless steel appliances, quartz countertops, luxury wood style vinyl plank flooring, in-suite laundry, and air-conditioned, pet-friendly suites. Interiors are sophisticated, functional, and something you'll be proud of.



MODERN KITCHENS DESIGNED TO DO MORE.

Streamlined kitchens make no compromises. Each suite includes a premium electric range, luxury vinyl plank floorings, engineered quartz countertops, stainless steel appliances, and track and undercabinet lights. The space is efficiently laid out to maximize storage and functionality. As a result, kitchens make a big impact.



Kitchen Features

- Complete stainless-steel appliance package
- Engineered quartz countertops
- Stainless steel undermount sinks
- Soft-close cabinets
- Pantry storage (select layouts)
- Gooseneck faucet with pull-down sprayer
- Recessed LED under-cabinet lighting

Living and Suite Features

- Luxury wood-style vinyl plank flooring
- Easy-pull roller blinds
- LED lighting throughout
- Air-cooled suites
- Keyless entry
- High-speed WiFi ready
- In-suite washer and ventless dryers
- Built-in closet storage shelving
- Flex rooms (select layouts)
- Private outdoor space (select homes)

TEAM



A WELL-BUILT REPUTATION.

Founded in Vancouver, BC in 2005, Nicola Real Estate is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm. NRE has an experienced and innovative team of real estate professionals overseeing a portfolio of assets across Canada and the U.S. on behalf of its investors. With in-house experience in investments, leasing, asset management, property management, real estate finance and development, we are committed to building high-quality, income producing real estate portfolios that are diversified both geographically and by asset type. As a long-term owner and operator, we believe communities are built through thoughtful management, quality homes, and lasting relationships. Beyond performance, we focus on building meaningful connections in the communities where we live and work.



DESIGN DONE WELL BUILDS STORIES OUT OF SPACES.

Since 1999, Integra Architecture Inc. has been designing projects throughout British Columbia for both non-profit and for-profit organizations. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principles of design excellence and integrating living environments within the community in every project.

THE VISION BEGAN HERE.



BRITISH COLUMBIA'S PROPERTY MANAGER.

Founded in 1981 by Rob Hunter and Ross Kipp, Devon was formed to manage third-party properties, beginning with ten properties and 650 suites. In the '80s and '90s, we expanded our property portfolio and rounded out our full-service property management platform to meet the needs of our growing clientele.



HISTORY AND VISION AS AN ARCHITECTURAL PRACTICE.

BYU Design has been creating enduring interior environments for multi-unit residential communities since 2003. The firm brings a thoughtful, collaborative, and creative approach to every project. They balance design integrity with long-term livability, delivering interiors that are refined, welcoming, and timeless.

LIVE A STORY OTHERS FOLLOW

IN THE HEART OF THE CITY.

DESIGNED AND BUILT FOR THE WAY WE LIVE, WORK, ENTERTAIN, AND GATHER TODAY, SPENCER BLOCK FORECASTS THE FUTURE OF RENTAL LIVING.



11



NOW LEASING

APPLY TODAY



NOW LEASING

APPLY TODAY

CONTACT US

778.401.8543
spencerblock@devonproperties.com

Spencer Block Leasing Centre
635 Chatham Street, Victoria



STUDIO, 1, 2, & 3 BEDROOM RENTAL HOMES IN DOWNTOWN VICTORIA.

N NICOLA
REAL ESTATE

Devon
PROPERTIES