

For Lease

Downtown office space in **Nootka Court**

808 Douglas Street & 633 Humboldt Street | Victoria, BC



The Opportunity

Nootka Court is a prominent office building which spans almost an entire block in Downtown Victoria with three notable addresses: 808 Douglas Street, 633 Courtney Street, and 634 Humboldt Street. The subject property is located across from The Falls residential development and The Empress Hotel.



Building Features



SECURITY

On-site from 8am - 4pm
Two late night patrols
24/7 on-call service



MAINTENANCE

On-site from 7:30am - 4pm
24/7 on-call service



AMENITIES

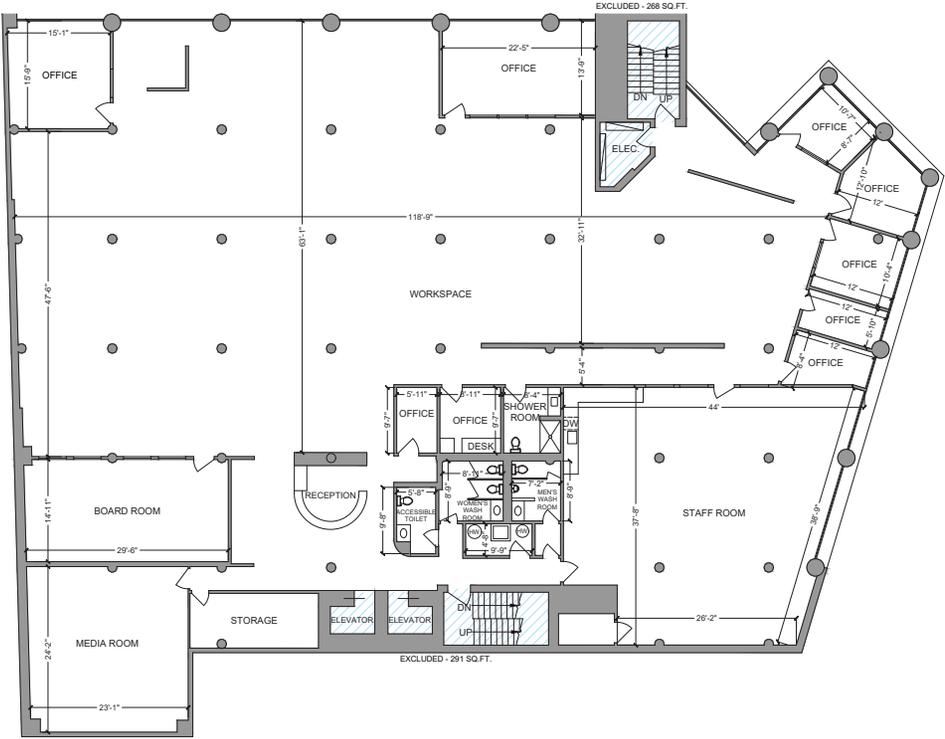
Interior court yard bookable
for after hour events

Available Space

808

Douglas Street
VICTORIA, BC

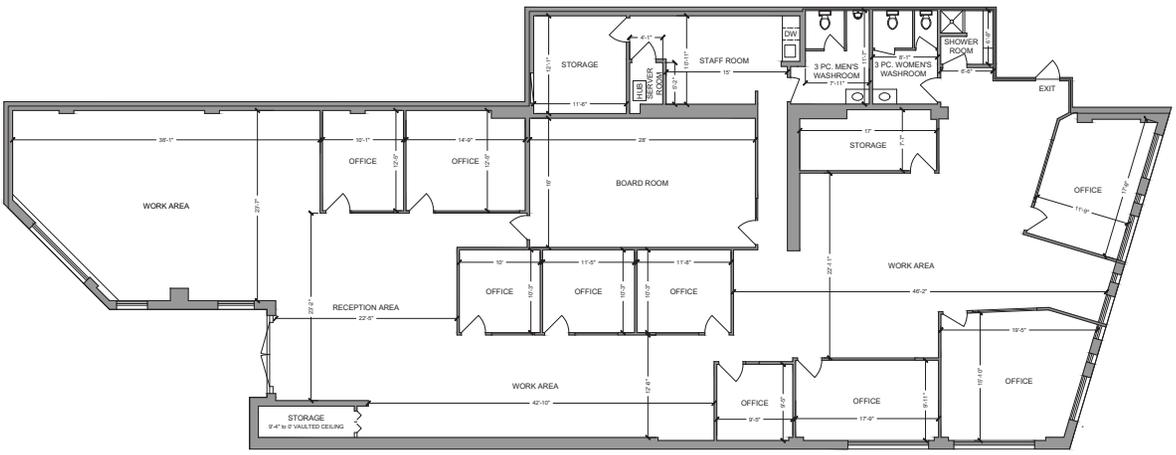
Unit	Second Floor
Rentable Area	11,139 SF
Net Rent	\$20.00 PSF
Operating Costs & Taxes	\$12.75 PSF (Est. 2025)
Availability	Immediately



633

Humboldt Street
VICTORIA, BC

Unit	H200
Rentable Area	5,941 SF
Net Rent	\$19.00 PSF
Operating Costs & Taxes	\$12.75 PSF (Est. 2025)
Availability	Immediately





Legislative
Assembly of BC

Fairmont
Empress

Harbour
Air



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