



For Lease | 770 Spruce Avenue, Victoria, BC

Centrally Located Service Commercial Space

770 Spruce Avenue offers an excellent location for servicing the greater Victoria market with easy access to both Douglas and Blanshard Streets.



Graham Smith

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8390
graham.smith@colliers.com

Ty Whittaker

Personal Real Estate Corporation
Executive Vice President
+1 250 414 8395
ty.whittaker@colliers.com

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With two units totaling approximately 12,000 SF, the premises is currently utilized by a single tenant, but can be easily demised. There are high ceilings throughout and there is excellent on-site parking.

The flexible S-1 Limited Commercial Zoning allows for a wide variety of business uses including rentals, wholesale and retail sales, offices and others.

The Premises:

- Unit 101: approximately 7,448 SF
- Unit 101C: approximately 4,552 SF
- Both units are currently combined for a total approximately 12,000 SF
- Flexible open plan with office space
- Grade level loading
- Large parking field
- Excellent signage opportunities

Asking Rate: \$19.75 PSF

Op Costs & Taxes: \$10.95 PSF (est. 2025)

Available: Immediately



Location Overview





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