



Colliers

888 FORT STREET, VICTORIA, BC

Downtown professional office space **For Lease**

Accelerating success.

AVAILABLE AREA:

1,812 SF

Ground Floor - Retail/ Office

2,347-5,406 SF

Upper Floors - Office

Grant Evans

Personal Real Estate Corporation

Senior Vice President

+1 250 414 8373

grant.evans@colliers.com

The Opportunity

The opportunity exists to lease retail or office space in a prominent downtown location. The building is fully air conditioned, offering lots of natural light, and on-site parking at market rates. Tenant improvements on the third and fourth floor are finished to a class “A” standard. Includes the opportunity to acquire the furniture from the previous tenants.

ZONING

CBD-1 (Central Business District-1)

Permitted Uses include, but are not limited to:

- Assembly
- Care Facility
- Civic Facility
- Cultural Facility
- Financial Service
- Office
- Personal Service
- Utility

BUILDING FEATURES



High profile downtown location



On-site parking at market rates at 1/1,000 SF



Bike storage and shower/changeroom facilities



Option for exterior signage on building

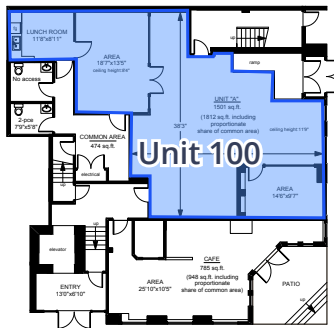


Fibre Optic Internet (Bell) to building



Close proximity to Central Business District (CBD), YMCA, and Provincial Court House

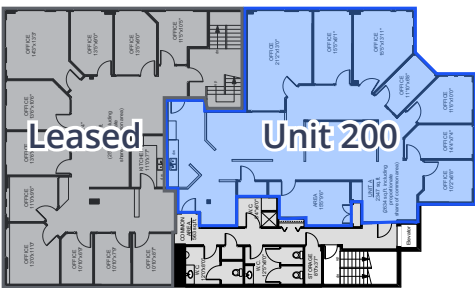
UNIT 101 | RETAIL/ OFFICE



Ground floor unit with access off of Quadra Street. High ceilings, air-conditioned, and offering an open floor plan and boardroom.

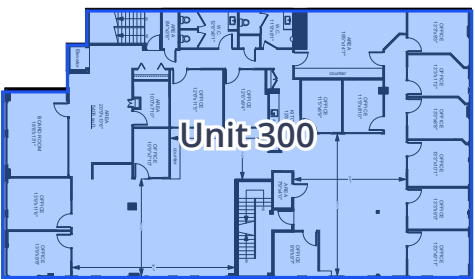
Rentable Area	1,812 SF
Net Rent	\$20.00 PSF per annum
Additional Rent	Est. \$16.00/SF (2024)

UNIT 200 | OFFICE



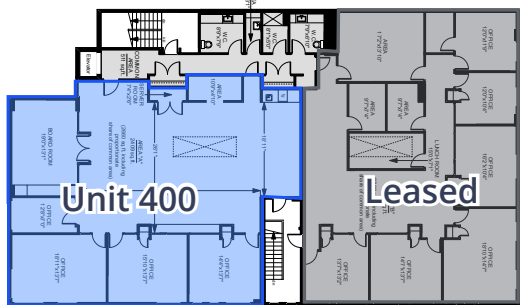
Rentable Area	2,347 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$16.00/SF (2024)
Available	Negotiable

UNIT 300 | OFFICE



Rentable Area	5,406 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$16.00/SF (2024)
Available	November 1, 2024

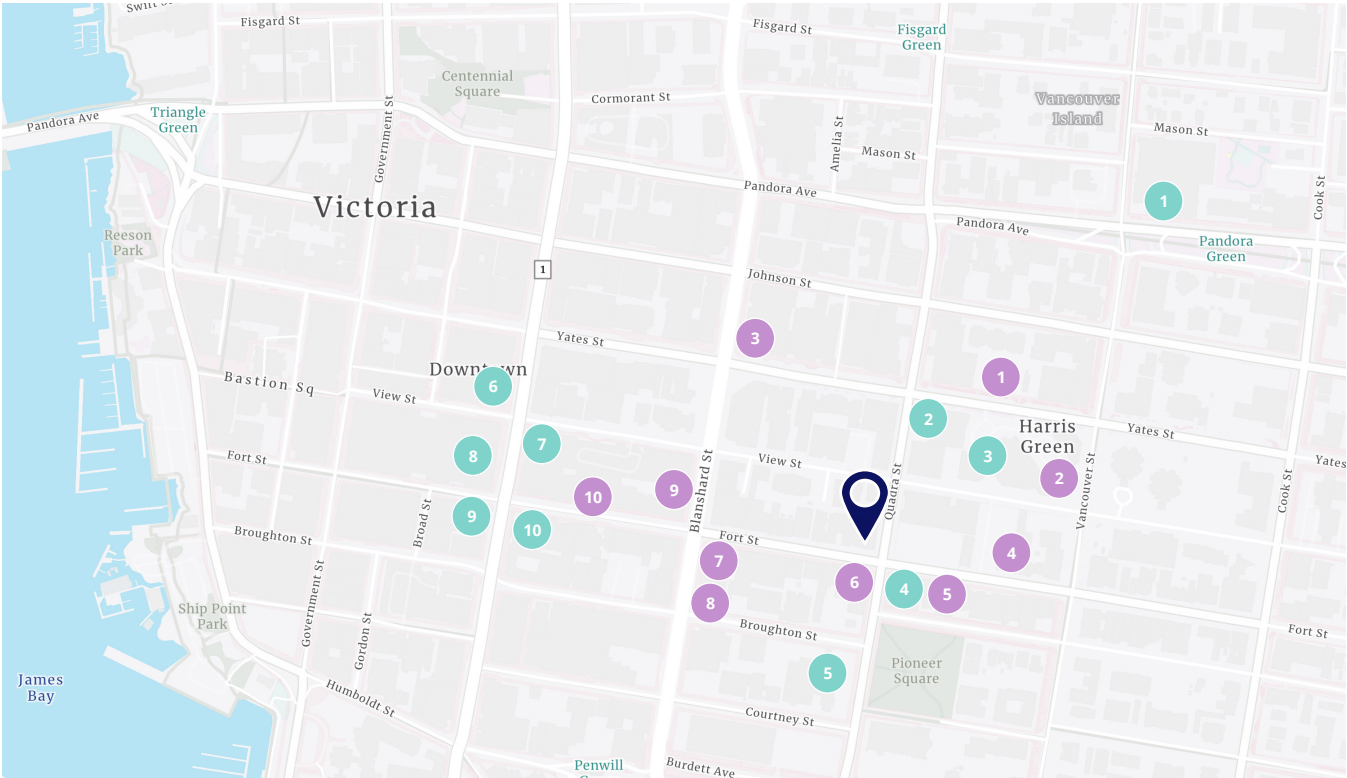
UNIT 400 | OFFICE



Rentable Area	2,660 SF
Net Rent	\$22.00 PSF per annum
Additional Rent	Est. \$16.00/SF (2024)

Location

The subject property is located downtown on the corner of Fort and Quadra Streets. This location benefits from excellent street front exposure and is close to many amenities and on major transit routes.



 Subject Property

Nearby Amenities			
1	Save-On-Foods	6	Shoppers Drug Mart
2	Market on Yates	7	CIBC
3	London Drugs	8	The Bay Centre
4	Monks Office & Art	9	TD Bank
5	YMCA	10	RBC

Nearby Eateries			
1	Boomtown	6	Sookjai Thai
2	Bin 4	7	Starbucks
3	Habit Coffee	8	Discovery Coffee
4	Sen Zushi	9	Italian Deli
5	Blue Fox Cafe	10	Crust Bakery



The Fairmont Empress Hotel
950 m | 14 Minute Walk



Legislature Building
1.5 Km | 20 Minute Walk



Market Square & Other Shopping
1.0 Km | 15 Minute Walk



BIKE SCORE



WALK SCORE



TRANSIT SCORE

888 FORT STREET, VICTORIA, BC

For more information,
please contact:

Grant Evans

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8373
grant.evans@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage