

For Lease
1803 Douglas Street
Victoria, BC

Class A Downtown Office Space

Fully renovated & move-in ready



Tristan Spark

Vice President
+1 250 414 8391
tristan.spark@colliers.com

Graham Smith

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

COLLIERS

1175 Douglas Street, Suite 1110
Victoria, BC V8W 2E1
250 388 6454
www.collierscanada.com



For Lease | 1803 Douglas Street, Victoria, BC

Colliers is pleased to present for lease premises within 1803 Douglas Street, one of downtown Victoria's profile Class A office buildings. Prominently located on the northeast corner of Douglas Street and Herald Street, this architecturally striking building offers excellent exposure to Douglas Street, the Trans Canada Highway. This area of downtown Victoria is the gateway to the financial core, and is undergoing prosperous redevelopment.

Available Units

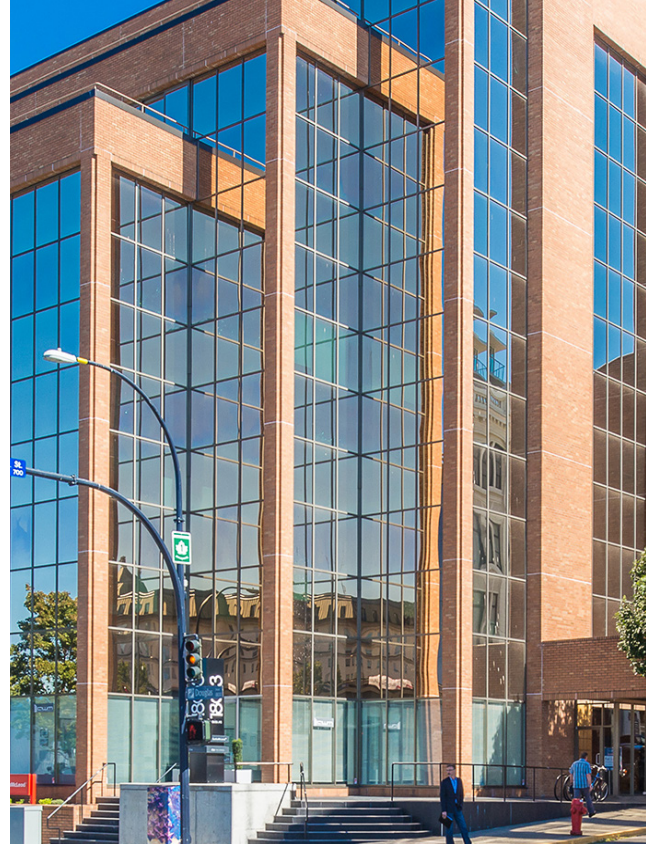
Unit #	Size (SF)	Description
200	14,996 SF	Full floor plate available
300	13,711 SF	Full floor plate available
502	1,914 SF	Available
1809	6,817 SF	Available <i>(5,208 SF ground floor + 1,609 SF mezzanine)</i>

Base Rent

Starting at \$19.00 per SF

Operating Costs and Taxes

\$17.80 per SF (estimated for 2026)





Features

- Class A downtown office building
- Newly renovated building lobby and elevator cabs
- Fully air conditioned
- Existing improvements in place
- Excellent views
- On-site parking with additional parking located nearby
- Common fitness facility
- CA-4 zoning, which permits a wide variety of office, retail, and commercial uses
- Ground floor signage opportunities available



Walk Score

95



Transit Score

93



Bike Score

96

Prominently located on the northeast corner of Douglas Street and Herald Street, this architecturally striking building offers excellent signage opportunities and exposure to Douglas Street, the Trans Canada Highway.

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Contact Us

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