

**FOR LEASE**

Fully Built Out Office Space  
Near Royal Jubilee Hospital

1640 Oak Bay Avenue | Victoria, BC



Colliers

# Property Overview

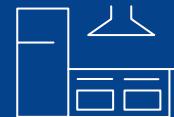
## UNIT DETAILS

<b>Unit</b>	301
<b>Rentable Area</b>	2,324 SF
<b>Asking Net Rent</b>	\$20.00 per SF
<b>Additional Rent</b>	\$15.81 per SF (2025 est.)
<b>Available</b>	Immediately
<b>Parking</b>	2 dedicated stalls on site plus potential for additional parking off-site
<b>Signage</b>	Podium signage – top slot available
<b>Zoning</b>	Town Centre District – 1 Zone (TCD-1)

## FEATURES



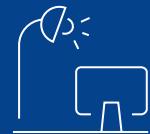
7 perimeter offices



Staff break room



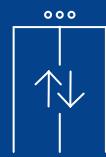
Ample natural light



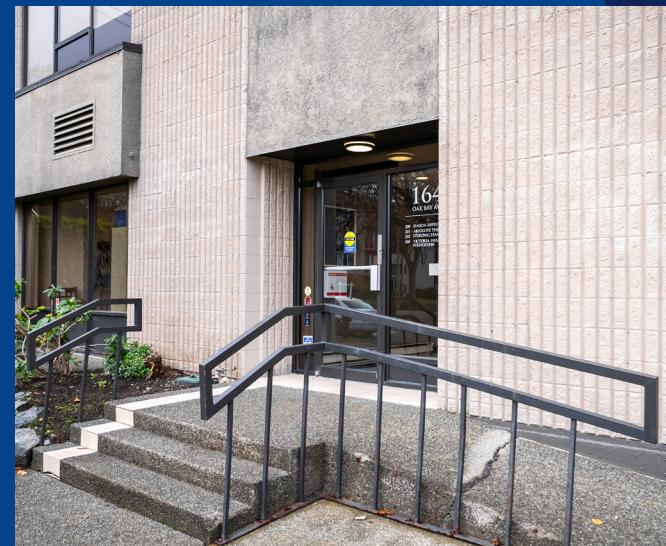
Large open work area



On site parking



Elevator service



# Location



61  Transit Score

74  Walk Score

81  Bike Score

1640 Oak Bay Avenue offers a highly accessible and convenient location for businesses seeking a vibrant and professional setting. The property benefits from excellent visibility along Oak Bay Avenue, a well-traveled arterial connecting downtown Victoria to the prestigious Oak Bay neighbourhood. Tenants enjoy immediate access to a wide range of nearby amenities including cafés, restaurants, boutique retailers, financial institutions, and groceries – all within walking distance. The area is well-served by public transit and offers easy connectivity to downtown Victoria, the Royal Jubilee Hospital, and surrounding residential communities, making it an ideal location for both employees and clients.

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For more information,  
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