

**FOR LEASE**

Fully Built Out Office Space  
Near Royal Jubilee Hospital

1640 Oak Bay Avenue | Victoria, BC





# Property Overview

## UNIT DETAILS

Unit	301
Rentable Area	2,324 SF
Asking Net Rent	\$20.00 per SF
Additional Rent	\$15.81 per SF (2025 est.)
Available	Immediately
Parking	2 dedicated stalls on site plus potential for additional parking off-site
Signage	Podium signage – top slot available
Zoning	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,  
please contact

**Grant Evans**

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

**Marc Foucher**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 250 414 8392  
marc.foucher@colliers.com

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