



**FOR LEASE**  
Strategically-Located Office Space  
100 - 1770 FORT STREET | VICTORIA, BC

# Opportunity

Colliers is pleased to offer for lease a well situated office unit at 1770 Fort Street. Positioned along one of Victoria's most desirable commercial corridors, this second-floor office space offers an exceptional opportunity for a wide range of professional users. The well-designed layout features four bright, spacious offices overlooking Fort Street, each enhanced by large southeast-facing windows that create a warm, productive, and welcoming atmosphere for staff and clients.

Located next to the new Amica Jubilee residence and surrounded by a well-established mix of offices, services, and complementary businesses, the site benefits from steady vehicle traffic, excellent visibility, and convenient access for clients. The growing neighbourhood provides a strong customer base and a vibrant community environment, making this an ideal setting for businesses seeking both accessibility and a prominent, amenity-rich location.

## Salient Facts

<b>Size</b>	871 SF
<b>Net Rental Rate</b>	\$28.00 PSF
<b>Additional Rent</b>	Contact Listing Agent
<b>Estimated Availability</b>	May 1, 2026* <i>*Option to incorporate tenant improvements during the current construction phase, maximizing cost efficiencies while tailoring the space to your ideal specifications.</i>
<b>Zoning</b>	CVD-1 Community Village District

### Permitted Uses:

<i>Accessory Building</i>	<i>Civic Facility</i>	<i>Retail Trade</i>
<i>Art and Cultural Facility</i>	<i>Equipment Rental</i>	<i>Studio</i>
<i>Assembly</i>	<i>Financial Service</i>	<i>Utility</i>
<i>Assisted Living Facility</i>	<i>Office</i>	<i>Veterinary Clinic</i>
<i>Care Facility</i>	<i>Personal Service</i>	



**1** ELEVATOR ACCESS

**2** ONE (1) PARKING STALL AVAILABLE, WITH ABUNDANT CLIENT PARKING

**3** FOUR (4) SPACIOUS OFFICES

**4** STORAGE ROOM

**5** LARGE SOUTH-EAST FACING WINDOWS



85

Bike Score



84

Walk Score



### Food & Drink

- 1 Christie's Carriage House Pub
- 2 QV Coffee House
- 3 GoodSide Pastry House
- 4 White Spot
- 5 Togo Sushi
- 6 Papa John's
- 7 Pizzeria Prima Strada
- 8 Le Pho
- 9 Mosi Bakery

### Services & Amenities

- 1 Forbes Pharmacy
- 2 Fort Royal Pharmacy
- 3 Royal Jubilee Hospital
- 4 Save On Foods
- 5 BC Liquor
- 6 Oak Bay Recreation Centre

## Location

Positioned in a rapidly developing pocket between Oak Bay and Downtown Victoria, the property benefits from a vibrant mix of nearby medical offices, pharmacies, and established residential neighbourhoods—providing a stable and expanding patient catchment. With significant new development occurring in close proximity, the area continues to evolve into one of Victoria's most active healthcare corridors.



## Abigail Scott

Associate  
+1 250 388 6470  
abigail.scott@colliers.com

## Grant Evans

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

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