



Colliers

CUSTOM HOUSE LTD.

FOR LEASE

Prime Office Space

517 FORT STREET | VICTORIA, BC

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Accelerating success.

Elevate your business presence in the heart of downtown Victoria. Located in the city's vibrant Central Business District, this professional office space offers unbeatable access to government offices, financial institutions, top-tier amenities, and transit.



Flexible Layout

Ideal for professional services, tech, legal, or government tenants



Modern Upgrades

Recently improved interior with bright, efficient layout



Prestigious Location

Steps to the Inner Harbour, cafés, restaurants, and hotels



Competitive Rates

Excellent value with flexible lease terms available

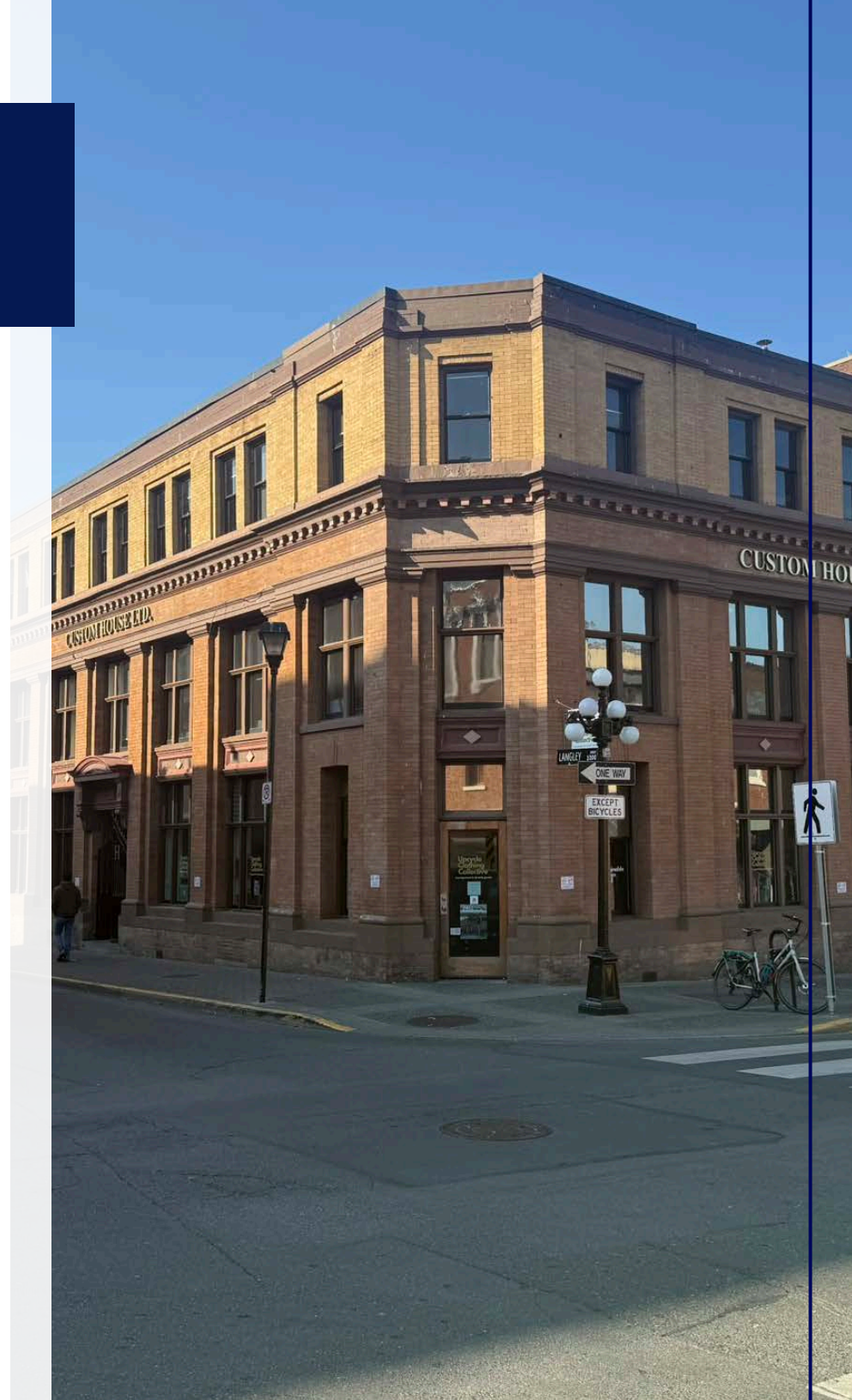


Move-In Ready

Fully built-out suite with custom improvements in place

Join a roster of established businesses in one of Victoria's most sought-after commercial areas. Whether you're right-sizing, relocating, or expanding, this is your opportunity to secure quality office space in a market where premium vacancies are limited.

Available Area	1,984 SF
Net Rent	\$19.00 PSF
Additional Rent	\$13.56/SF (2025)
Available	Immediately
Parking	2 stalls available



The Location

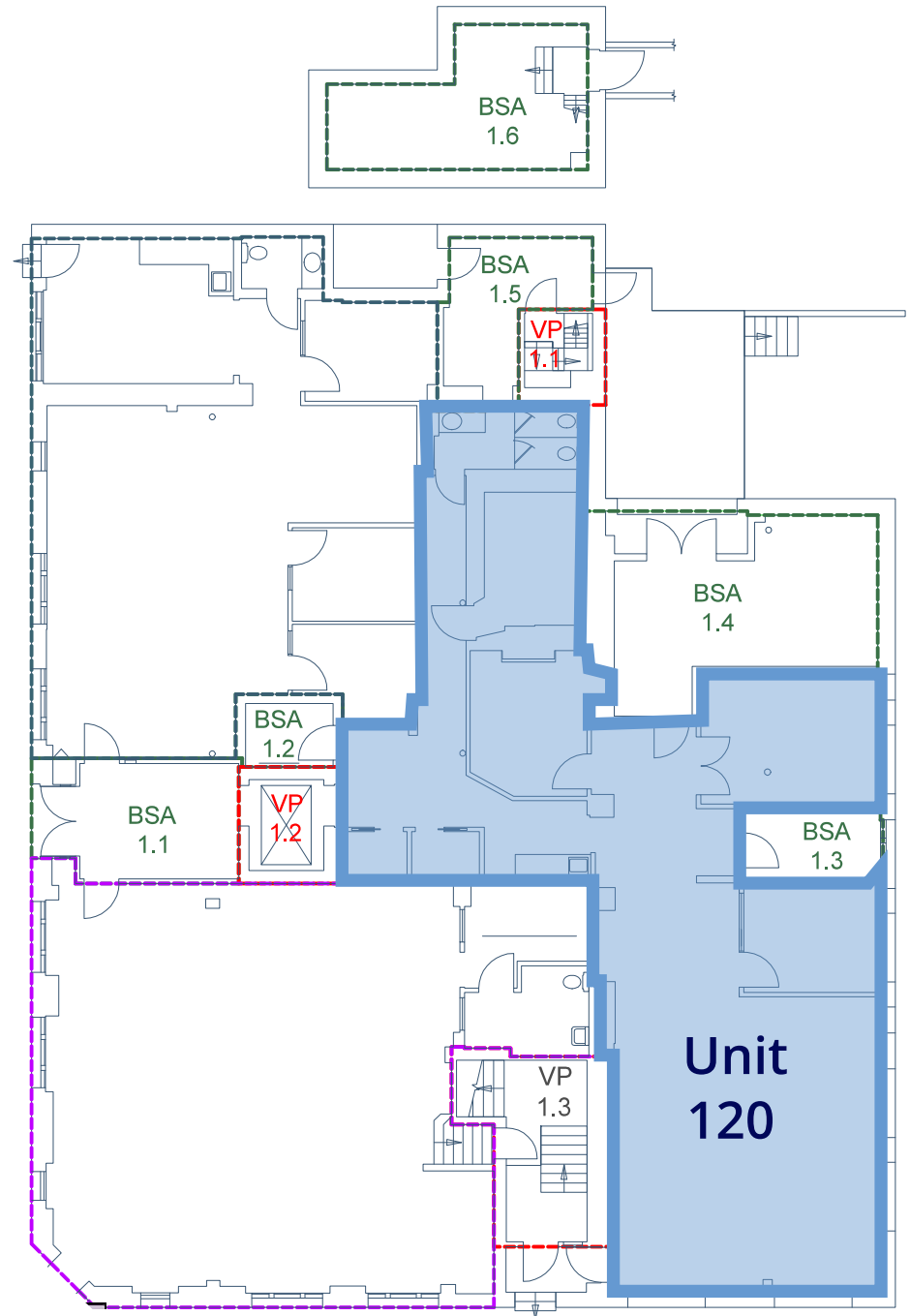
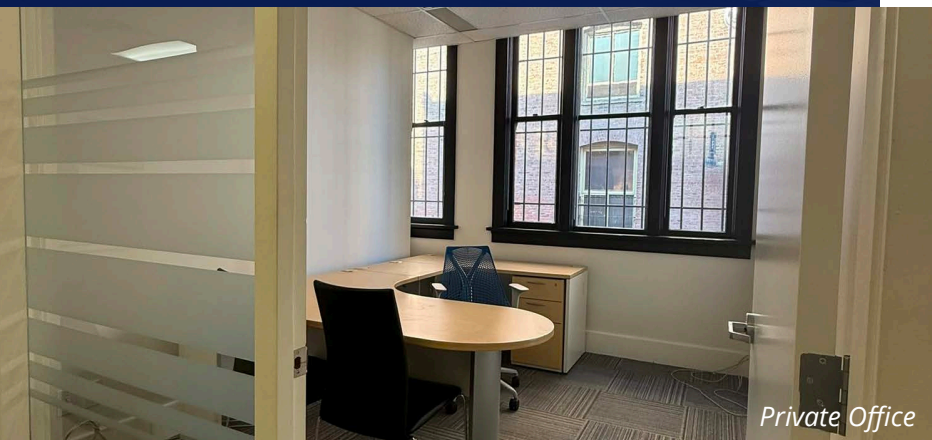
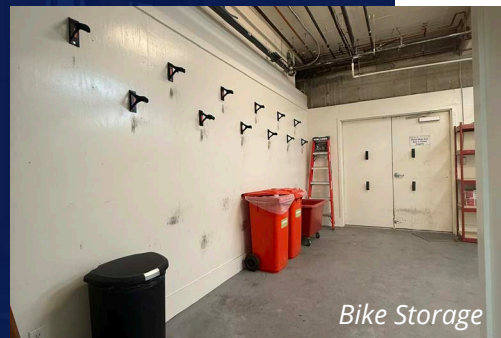
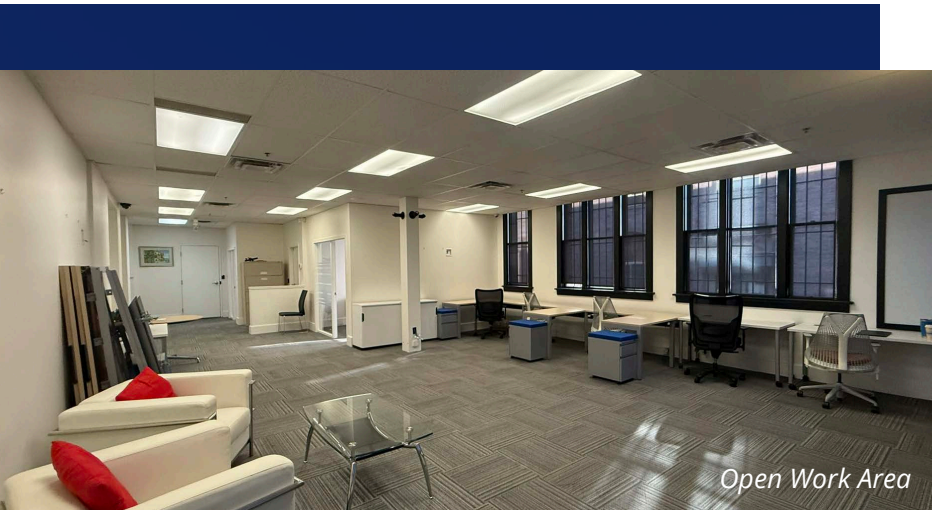


Nearby Amenities | Downtown Central Business District

1	<i>Fairmont Empress Hotel</i>	5	<i>Finn's Seafood</i>
2	<i>Harbour Air Float Planes</i>	6	<i>Bard & Banker</i>
3	<i>FRS Clipper Ferry</i>	7	<i>Irish Times Pub</i>
4	<i>Crystal Gardens</i>	8	<i>The Bay Centre</i>



Floor Plans & Interiors



Now touring – contact us today to schedule a private showing and discover how this space can work for your team.

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