

Colliers



THE PYRAMID BUILDING

For Lease

3301 Douglas Street | Victoria, BC

MARC FOUCHER

Personal Real Estate Corporation

Senior Vice President

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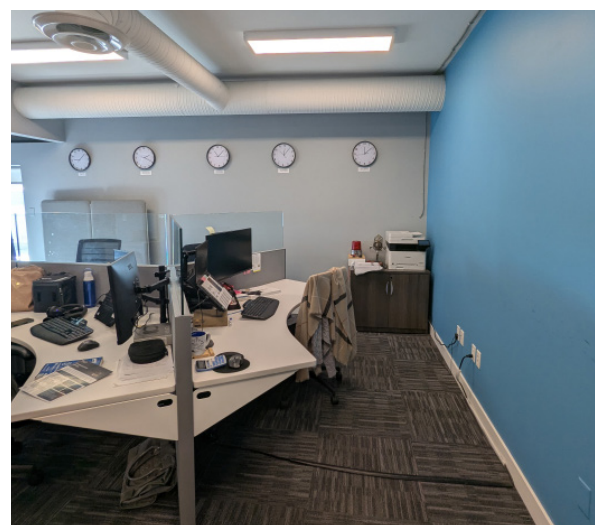
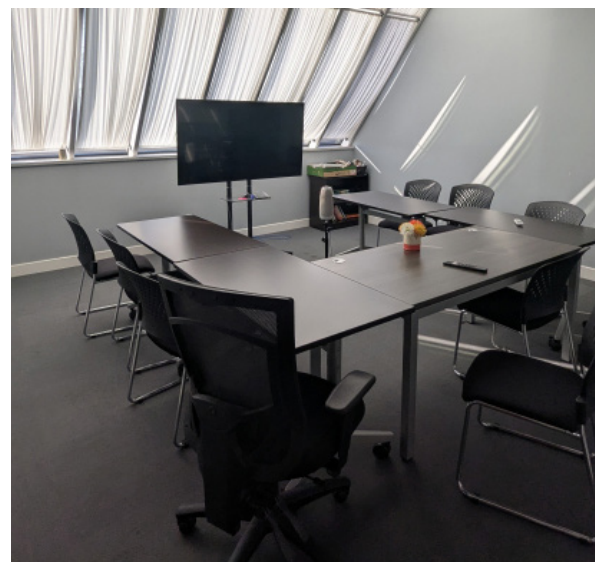
Accelerating success.

Building Amenities

- Conveniently located at the intersection of Douglas Street and Cloverdale Avenue
- Fully renovated common areas
- Generous on-site secure parking, plus visitor parking
- Prominent pylon signage opportunities facing Douglas Street
- Bike storage
- Fully built out move-in ready office space

Salient Facts | **Unit 304** (Sublease)

Size	1,755 SF
Net Lease Rate	\$19.00 PSF
Op Costs & Taxes	\$19.78 PSF
Available	Immediately
Sublease Term	October 31, 2026



Unit Features

- Large open work area
- Boardroom
- Two large offices
- Kitchenette
- Server room
- Private patio
- Common Washrooms

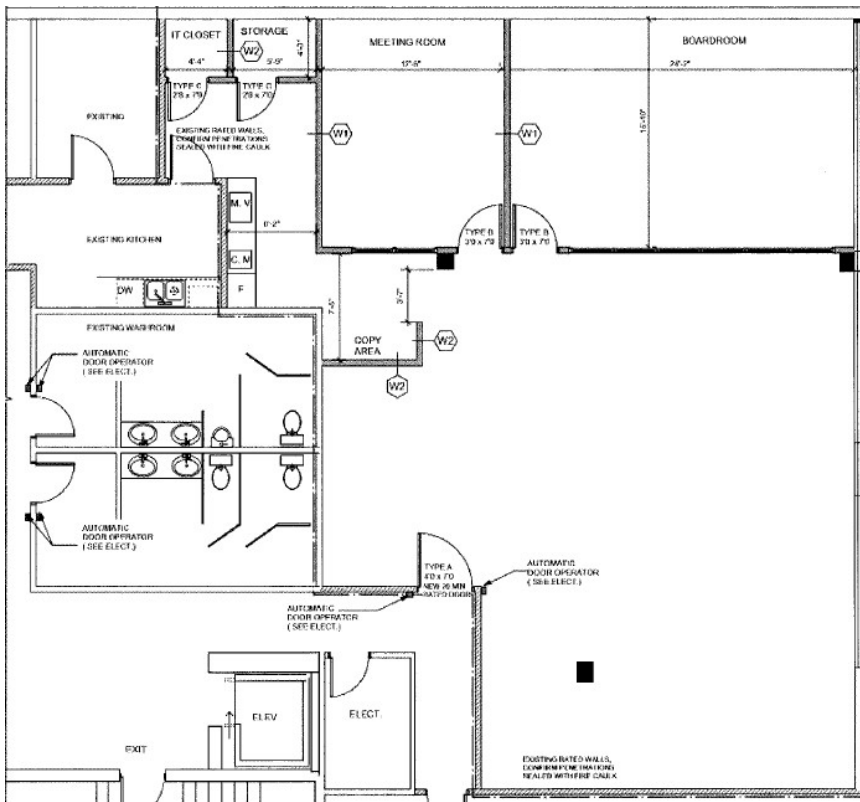
Salient Facts | Unit 306

Size 2,531 SF

Net Lease Rate \$22.00 PSF

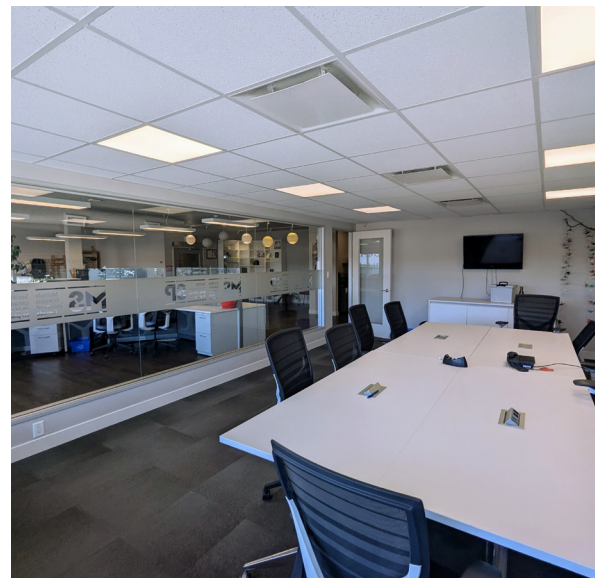
Op Costs & Taxes \$19.78 PSF (est. 2025)

Available Immediately



Unit Features

- Large open work area
- Large office/meeting room
- Board room
- Two (2) storage rooms
- Kitchenette
- Common washrooms





3301 DOUGLAS STREET

MAYFAIR SHOPPING CENTRE

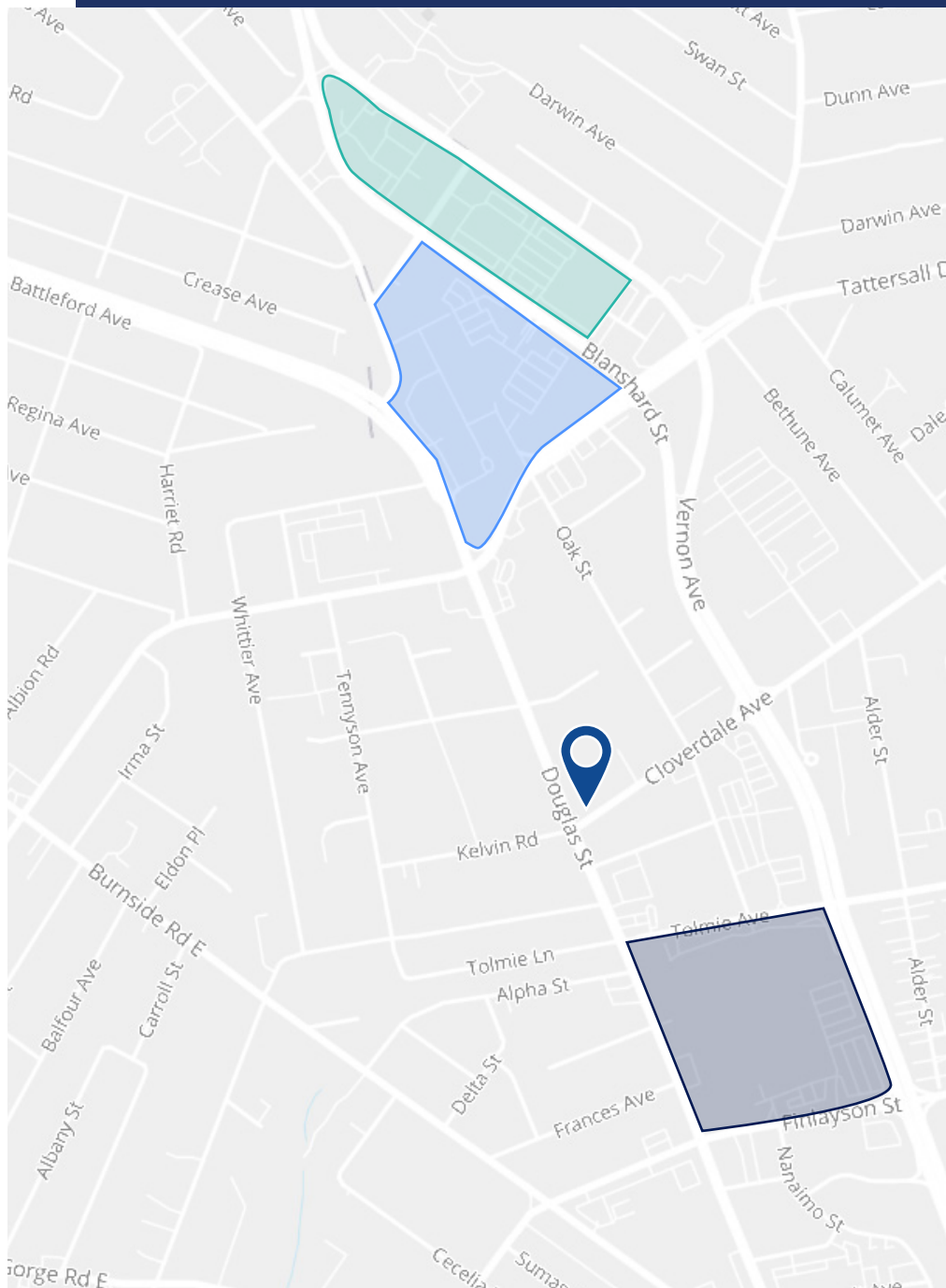
Indigo
SportChek
Hudson's Bay
Lululemon
Island Savings

SAANICH PLAZA & GATEWAY VILLAGE

Save-On-Foods
TD Canada Trust
Tim Hortons
Starbucks
Big Wheel Burger
Boston Pizza
PenCo Liquor
Dollarama

UPTOWN SHOPPING CENTRE

Walmart
Best Buy
Michaels
PetSmart
Shoppers Drug Mart
Whole Foods Market
Scotiabank
Browns Social House



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