

# 880

DOUGLAS STREET  
VICTORIA

**INTERNATIONAL HOUSE FOR LEASE**  
IN DOWNTOWN VICTORIA



**WILLIAM | WRIGHT**

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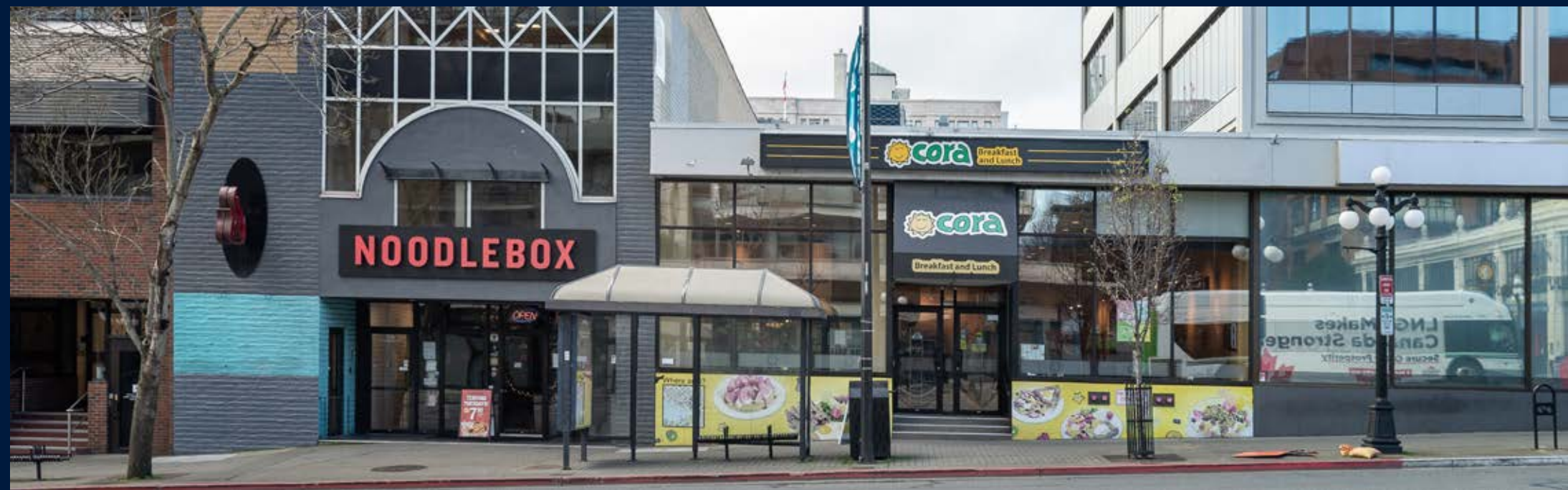
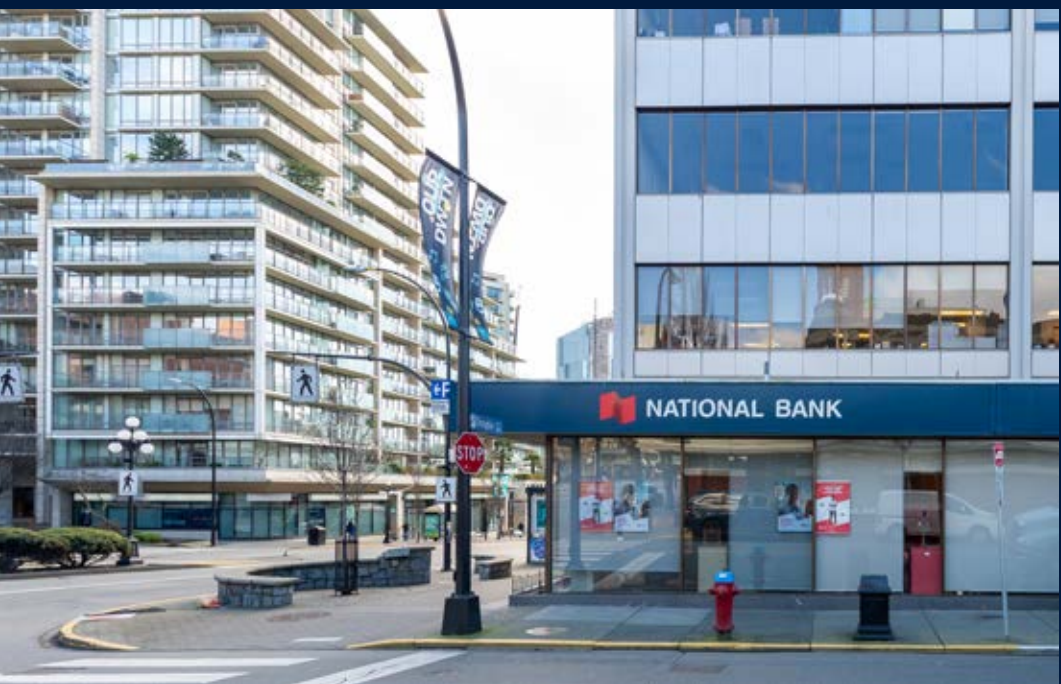
250.590.5797





**880**  
DOUGLAS STREET  
VICTORIA

**RARE RETAIL/OFFICE  
UNITS FOR LEASE**  
IN DOWNTOWN VICTORIA





**880**  
DOUGLAS STREET  
VICTORIA

# PROPERTY OVERVIEW

## PRIME DOWNTOWN EXPOSURE

International House is a well-appointed, modernized, and professionally managed building located at the very epicenter of downtown Victoria. Tenants benefit from great walkability, end of trip facilities, and secure underground parking.

International House benefits from outstanding frontage along Douglas Street, Victoria's principal arterial route. The building offers excellent visibility and signage exposure in a highly pedestrian-oriented location.

Unit sizes ranging from +/- 1,700 to 9,000 square feet. Sunny, high ceiling offices with great views across downtown and the inner harbour. Inducement packages offered for qualified tenants. Call agent for more details and to view.

## INSTITUTIONAL-QUALITY TENANCY

The Property is leased to a diverse mix of government, professional service, financial, and retail tenants, including:



# PROPERTY HIGHLIGHTS

<b>Civic Address</b>	880 Douglas Street, Victoria
<b>Lot Size</b>	+/- 16,230 SQFT
<b>Building Size</b>	+/- 67,999 SQFT
<b>Units Available</b>	<b>Unit 402:</b> +/- 1,775 SF <b>Unit 500:</b> +/- 9,088 SF <b>Unit 710:</b> +/- 1,716 SF
<b>Year Built</b>	1968
<b>Storeys</b>	7
<b>Elevators</b>	2
<b>Parking</b>	Secure underground parking available
<b>Zoning</b>	OTD-1 (Old Town District)
<b>Lease Rates</b>	Contact Listing Agent

## PROVEN ASSET STEWARDSHIP



The building has been exceptionally maintained, with approximately \$1.48 million invested in recent capital upgrades, reinforcing tenant retention and long-term asset quality.

## STABLE MARKET FUNDAMENTALS



Victoria's office market is underpinned by government occupancy and one of the lowest vacancy rates in the country. The local economy is supported by public administration, technology, clean energy, tourism, and steady population growth.

## DOWNTOWN VICTORIA

located in the epicenter of Victoria

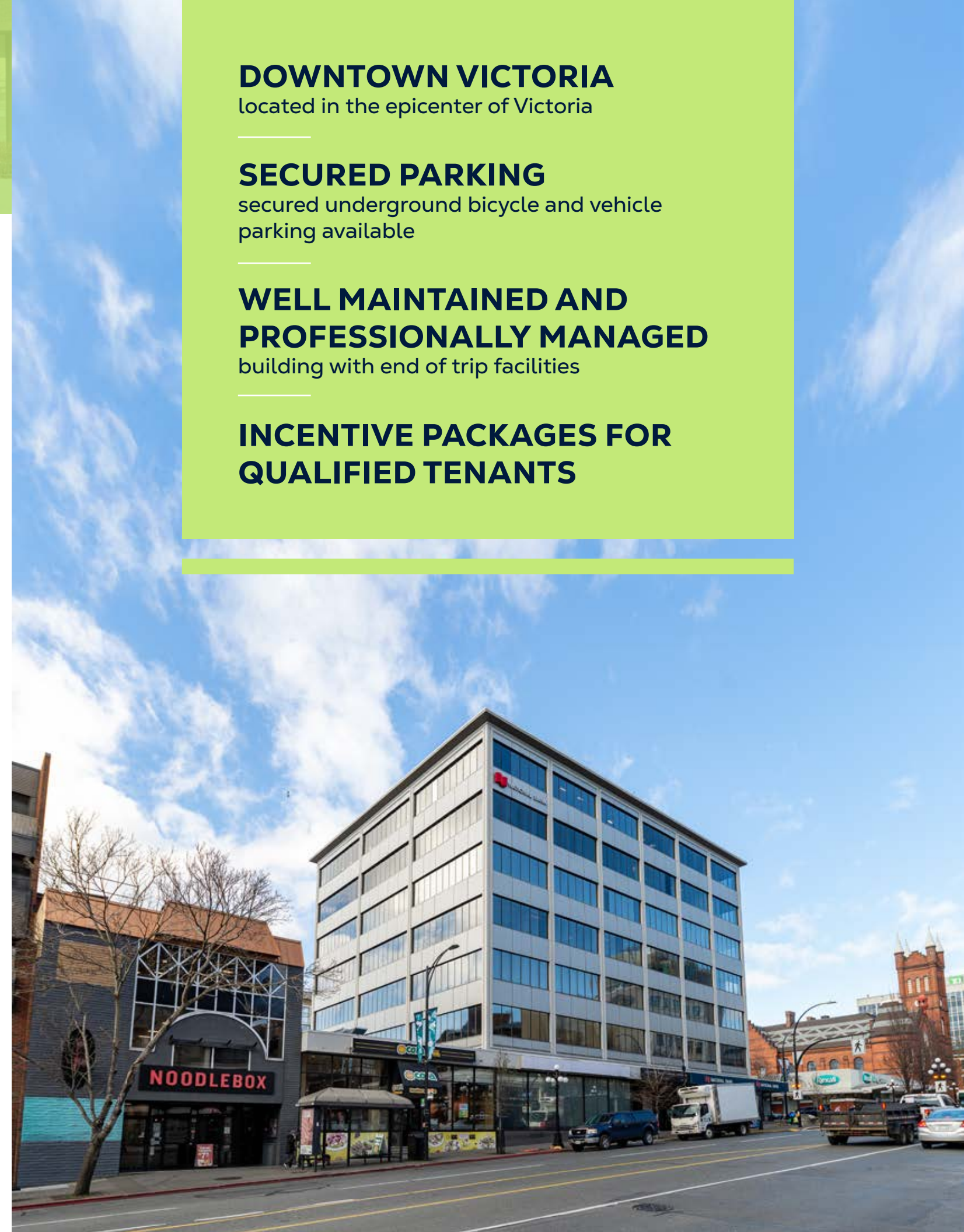
## SECURED PARKING

secured underground bicycle and vehicle parking available

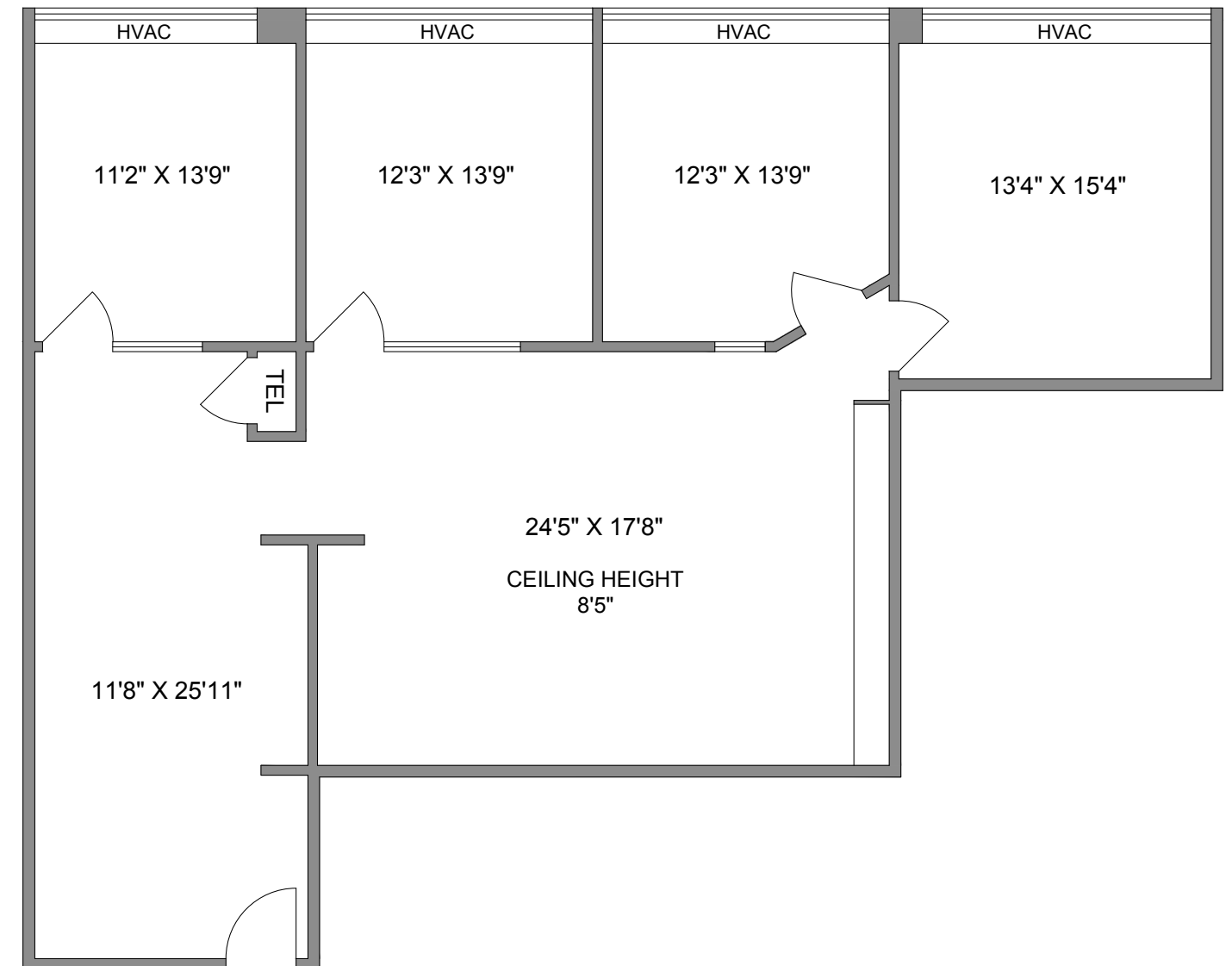
## WELL MAINTAINED AND PROFESSIONALLY MANAGED

building with end of trip facilities

## INCENTIVE PACKAGES FOR QUALIFIED TENANTS

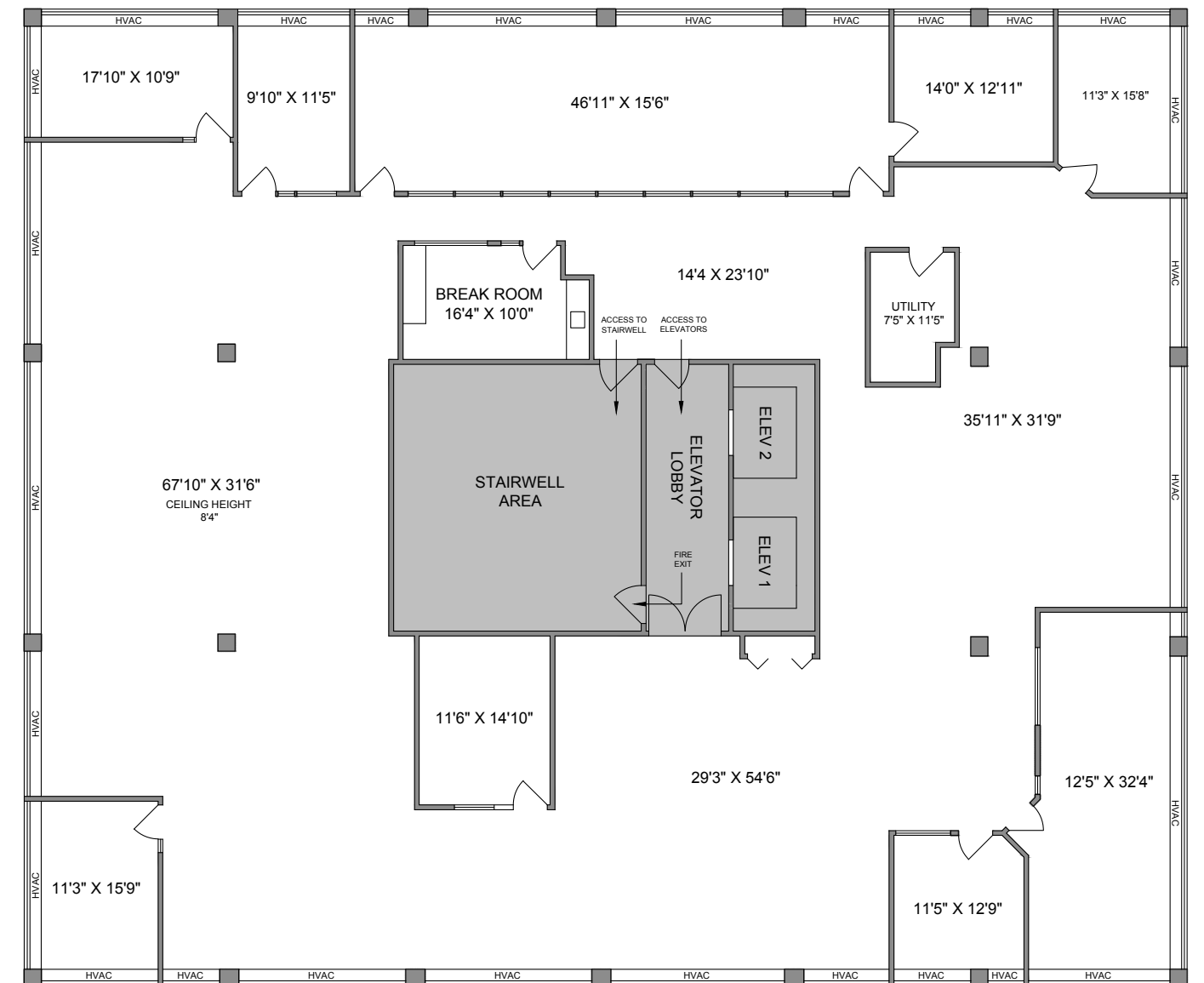
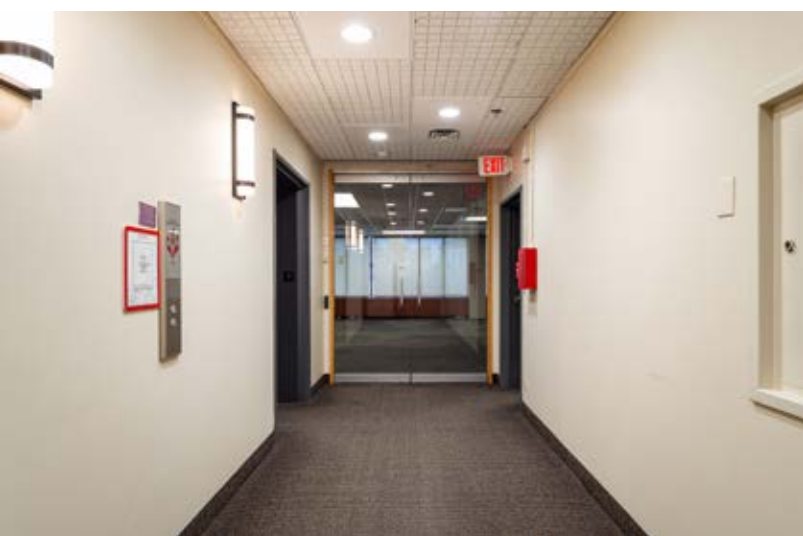


**UNIT 402: 1,775 SF**



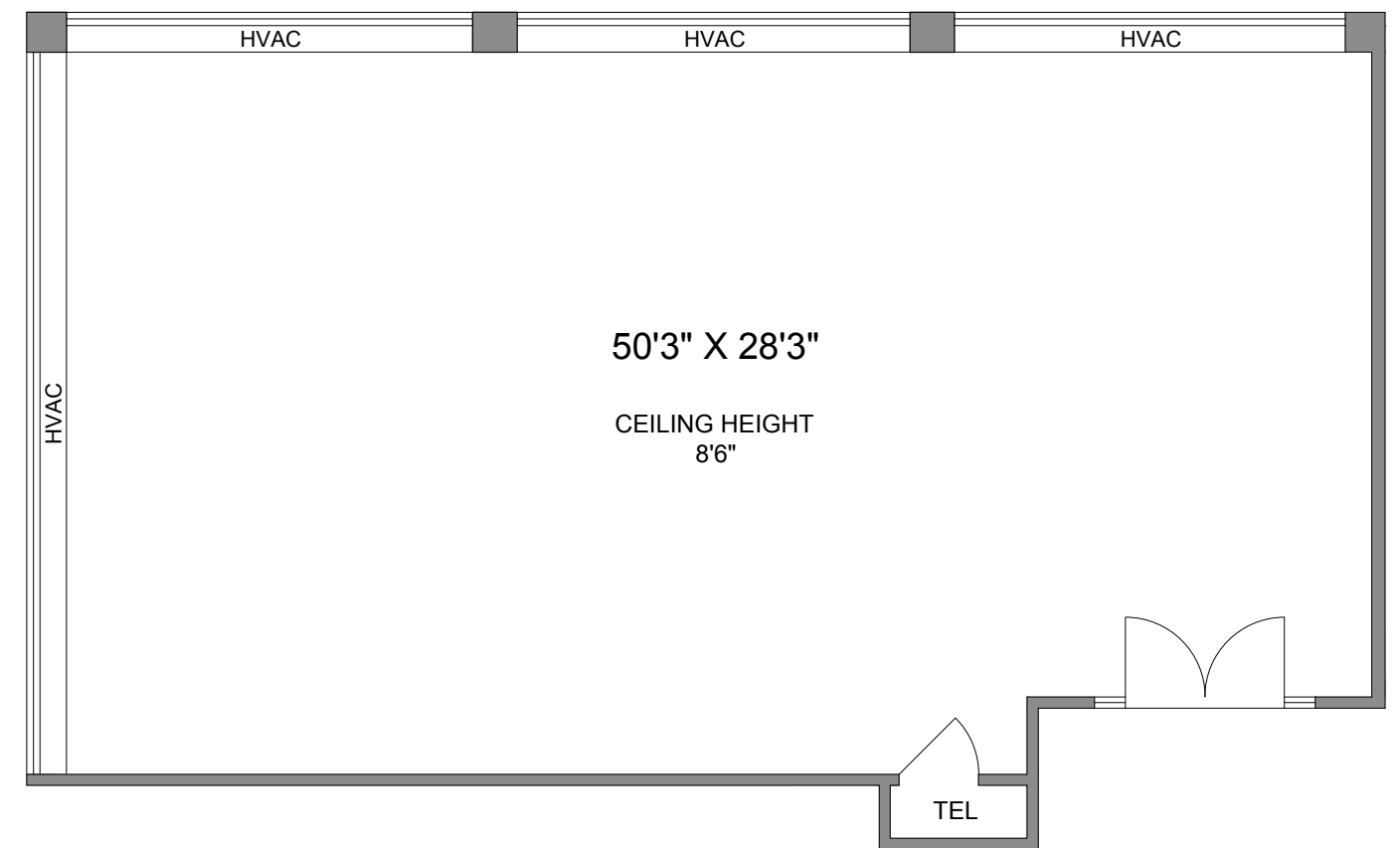
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

**UNIT 500: 9,088 SF**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

**UNIT 710: 1,716 SF**



**WINDOW VIEW**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



# DOWNTOWN VICTORIA



## UNMATCHED DOWNTOWN CONNECTIVITY

International House is situated within immediate walking distance of Victoria's most significant civic, commercial, and tourism destinations, including:

- |                          |                         |                               |                    |
|--------------------------|-------------------------|-------------------------------|--------------------|
| 1 Lululemon              | 5 Telus Ocean           | 9 Victoria City Hall          | 12 BC Legislature  |
| 2 Starbucks              | 6 Centennial Square     | 10 Harbour Air Terminal       | 13 Market Square   |
| 3 Victoria Inner Harbour | 7 Johnson Street Bridge | 11 Victoria Conference Centre | 14 Royal BC Museum |
| 4 Hotel Fairmont Empress | 8 Bastion Square        | 15 Provincial Court           |                    |

The Property sits within the Central Business District and Old Town District, providing tenants with immediate access to retail amenities, transit, and the Inner Harbour waterfront.

# LOCATION PROFILE

## LIVING IN THE CAPITAL CITY OF BRITISH COLUMBIA

As the capital city of British Columbia, Victoria offers a uniquely stable and diversified economic base. A strong government presence anchors the office market, while growth in technology, marine industries, and tourism continues to drive demand for high-quality downtown space. This dynamic reinforces International House's long-term income stability and strategic positioning.



### LOW UNEMPLOYMENT RATES

As of January 2026, Victoria had a 4.4% unemployment rate (national average is 6.5%)



### GOVERNMENT-BACKED TENANCY DEMAND

BC's capital city, Victoria, is a major hub for government employment



### RESILIENCE THROUGH ECONOMIC CHANGES

Victoria ranked 8th in BC Business' "Most Economically Resilient Cities in 2025"



### STRONG WALKABILITY AND TRANSPORTATION NETWORK

Further improving the connectivity to Downtown Victoria, there is a proposed RapidBus along Douglas Street as part of Regional Transportation Plan (a corridor that is currently serving 63,000 passengers per day)





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