

For Sublease

620 – 880 Douglas Street
Victoria, BC



4,743 SF Turn-Key Professional Office Space with Central Location and Sweeping Views over Downtown Victoria's Iconic Inner Harbour

James Murray*, Vice President
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**Personal Real Estate Corporation*

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**AVISON
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For Sublease
Suite 620

880 Douglas St
Victoria, BC

Details

PREMISES

Suite 620

RENTABLE AREA

4,743 SF

BASIC RENT

\$8.00 per SF

ADDITIONAL RENT

\$19.94 per SF (2024 est., includes hydro)

AVAILABLE

Immediately

SUBLEASE TERM

To April 30, 2027

ZONING

OTD-1 Old Town District

PARKING

Available on-site

NEARBY BUSINESSES

Food & Beverage – Starbucks, Humboldt Bar, Bartholomews, Cora Breakfast & Lunch, Noodlebox, Chipotle, Freshii, Milestones, Browns Socialhouse, Sticky Wicket, Ithika Greek, Q at the Empress, Pagliacci's, Hanks, Nowhere, Milano Coffee, Macchiato, Discovery Coffee, Pizza Garden, Cactus Club Café, Chobap

Point of Interest – The Inner Harbour, Fairmont Empress Hotel, Royal BC Museum, BC Legislature, Union Club, Greater Victoria Public Library

Opportunity

This is an opportunity to sublease turn-key professional office space in a high-quality office building, featuring panoramic views to the west, south, and east. The subject premises is improved with a generous reception area, 14 enclosed offices, a large boardroom, a staff kitchen/lounge area, a storage/server room, and open-concept workspace. Longer-term head leases to be considered on a case-by-case basis.

Location

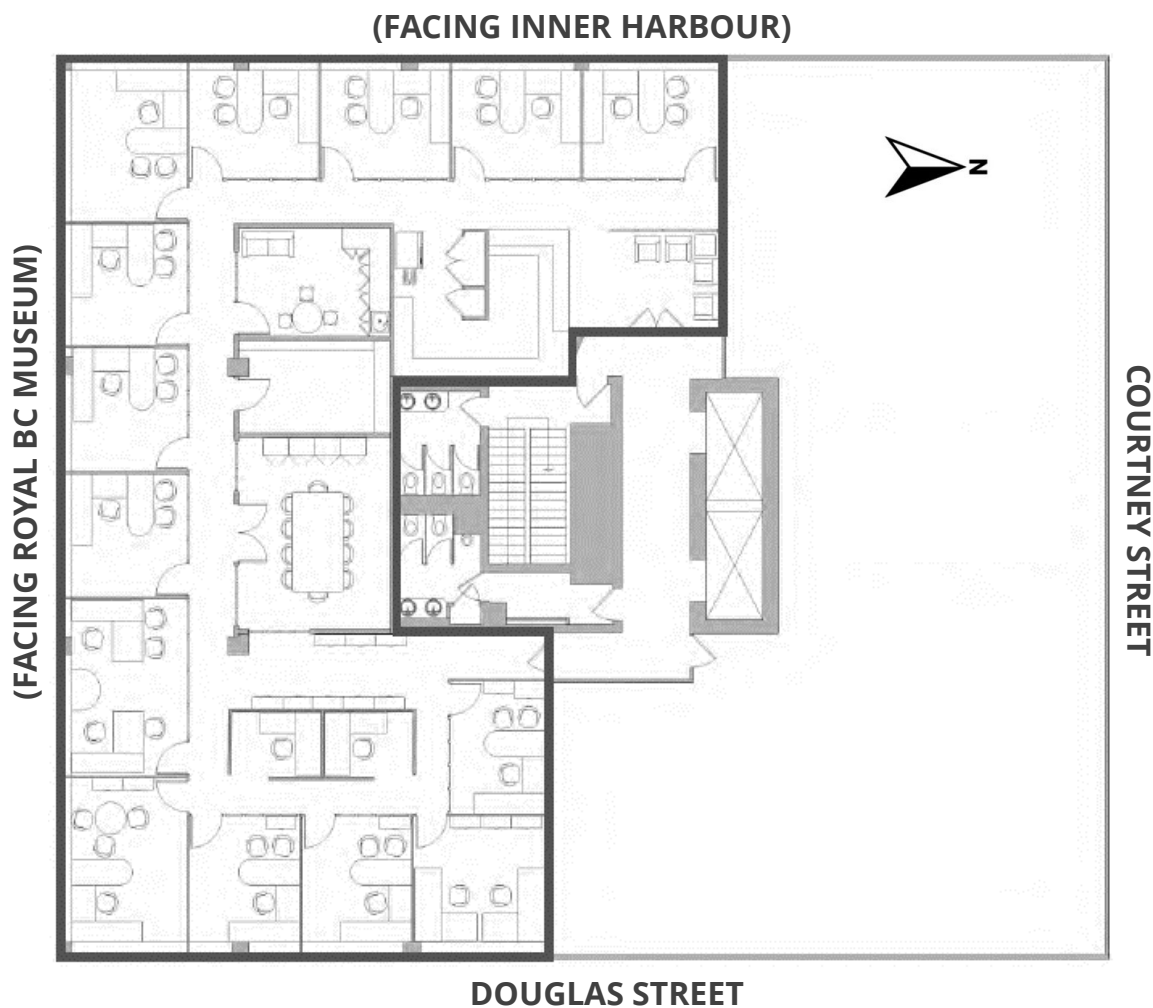
Situated at the center of Victoria's downtown core on Douglas St, Victoria's primary transit arterial, 880 Douglas St is characterized by its prime location between the Central Business District and Victoria's historic Old Town District. The variety of nearby food & beverage options, services, retailers, and points of interest within immediate proximity to the subject property is unparalleled within the downtown core.



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Floor Plan - Unit 620 (4,743 SF)



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Points of Interest

- | | |
|----------------------------------|------------------------------------|
| 1. The Bay Centre | 6. BC Legislature |
| 2. Trounce Alley | 7. The Fairmont Empress Hotel |
| 3. Market Square | 8. City of Victoria Public Library |
| 4. Bastion Square | 9. Centennial Square & City Hall |
| 5. Harbour Air Seaplane Terminal | 10. The Victoria Public Market |

Contact us for more information

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