



The Sayward Building



Central Location

1207 Douglas Street
Victoria, BC

Prime downtown office
space available **for lease**

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Colliers

Opportunity

This historic building has undergone numerous upgrades over the years and offers quality modern office space within one of Victoria's landmark buildings.

Suite 310 is a bright corner open concept office with opening windows on four sides, boardroom, large kitchen, and four interior offices.

Suite 416/18 has a large open area and two interior offices.

Suite 419 provides large interior offices, boardroom, kitchenette., and opening windows on four sides.

Suite 617 is an open concept office.

Suite 610 enjoys a corner location and is in move in ready condition with interior offices, reception and boardroom.

All built to a very high standard, the building is fully air conditioned and has large operable windows for optimal fresh air.

The building also provides storage space and new showers and lockers in the basement area right next to the enlarged secure bicycle room.

Highlights

- Centre ice location
- Large opening windows on four sides
- Fully air-conditioned
- Fully improved offices
- High speed Internet connectivity
- Secure bicycle storage
- New showers and lockers
- Attractive tenant improvement allowance for five year commitment

Location

Located on the profile corner of Douglas Street at View Street and steps to all amenities including banks, shopping, restaurants, coffee shops, pharmacies and more.



**Bike
Score**

88



**Walk
Score**

100



**Transit
Score**

76

Operating costs & Taxes

\$17.19 per SF (2023, includes in-suite janitorial and hydro)

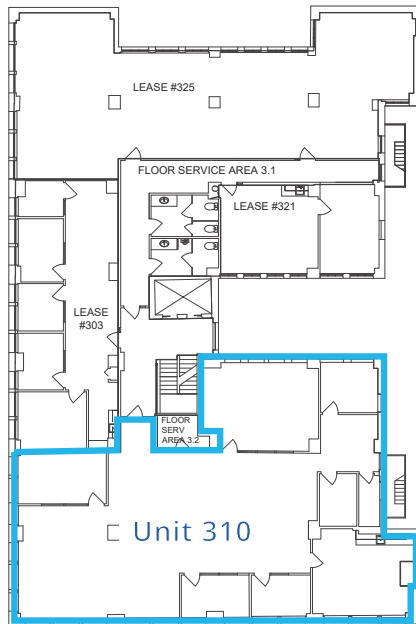
Lease rate

Call listing agent

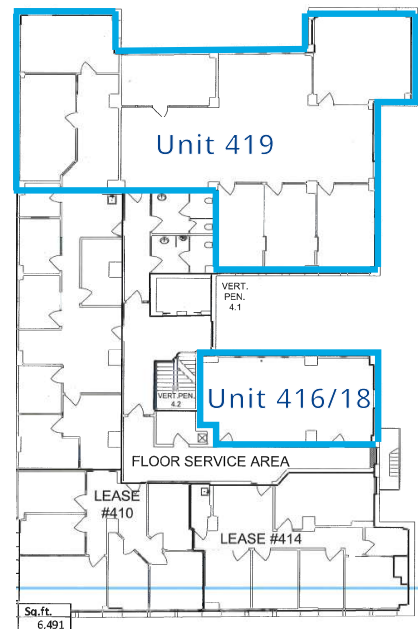
Site Plans

Suite	Available	Size
310	Immediately	3,603 SF
419	Immediately	3,324 SF
416/418	Immediately	690 SF
617	Immediately	726 SF
610	April 1, 2023	1,801 SF

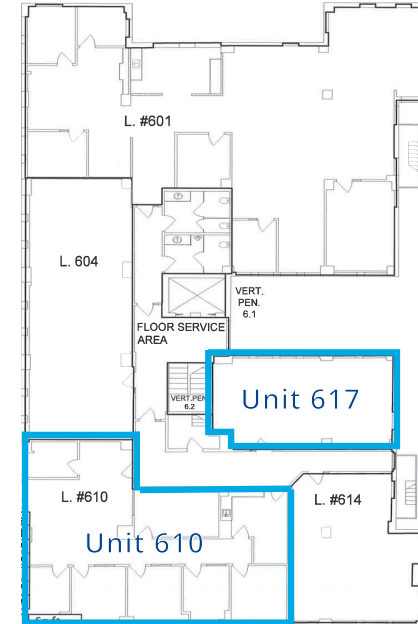
Third Floor



Fourth Floor



Sixth Floor



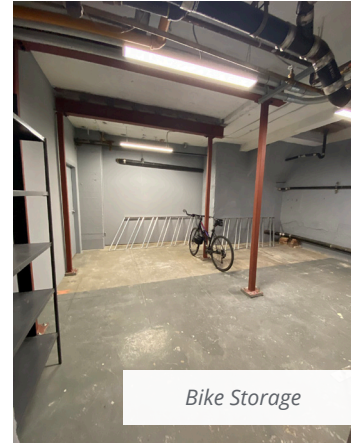
For Lease | 1207 Douglas Street



Main Entrance



Unit 310



Bike Storage



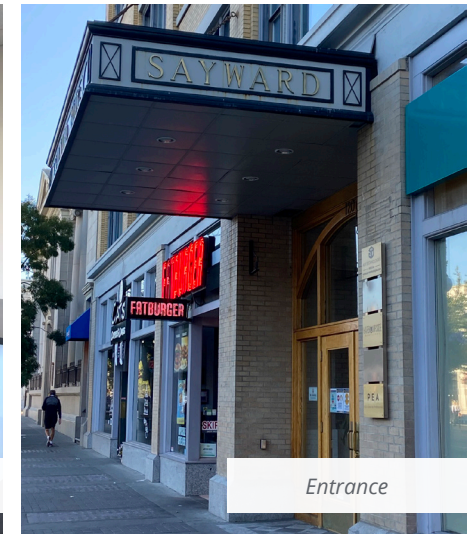
Showers



Unit 310



Unit 310



Entrance

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