

**TELUS** ocean

**For Lease**

New Premium Office Space  
with Retail Opportunity on  
Ground Level

767 Douglas Street, Victoria, BC





# Evolving the Victoria Skyline

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**TELUS Ocean is envisioned as an iconic architectural landmark—a centre of activity, creativity and innovation in the heart of Victoria’s downtown and Inner Harbour.**

As the future landmark building and community hub, TELUS Ocean offers 158,441 SF of total floor area, including 10-storeroys of office space that will redefine the Victoria office market. With +/- 3,770 SF of retail and restaurant space on the ground level, a unique multi-level indoor atrium and outdoor space on the rooftop for events and gatherings, TELUS Ocean will become a key hub in Victoria that draws future investment, new business, people, and collaboration.

## Highlights

- 142,000 SF of leasable office space over 10-storeroys
- Ground floor retail amenities
- Two-storeroys of amenity space for everyday use and corporate/private events
- 141 bicycle stalls
- End of trip facilities
- Three levels of underground parking totaling 123 stalls
- Electric charging capabilities throughout the parkade
- Q2 2026 occupancy

# Location

Situated in the heart of the Inner Harbour, the building is immediately adjacent to downtown transit and bike routes. The neighbourhood is a commercial and social hub, and includes a diverse array of restaurants, cafes and shops Downtown Victoria has to offer. With an abundance of amenities at the doorstep of TELUS Ocean, your employees will have access to some of the best amenities right outside their office.

## Restaurants

1	Milestones	8	Q at The Empress
2	Cactus Club Cafe	9	10 Acres Commons
3	Blenz Coffee	10	Frankie's Modern Diner
4	10 Acres Bistro	11	Nautical Nellies Seafood
5	Earls Kitchen + Bar	12	Starbucks
6	The Sticky Wicket	13	Discovery Coffee
7	The Java Bar	14	Boom & Batten Restaurant

## Banks

1	RBC Royal Bank
2	TD Canada Trust
3	BMO Private Bank
4	CIBC Branch + ATM
5	Scotiabank
6	HSBC Bank
7	National Bank

## Fitness

1	YMCA-YWCA Downtown
2	GoodLife Fitness
3	Annex Fitness
4	Studio 4 Athletics

## Hotels

1	Fairmont Express
2	Parkside Hotel & Spa
3	Victoria Marriot Inner Harbour

## Retail

1	The Bay Centre
2	Shoppers Drug Mart





# TELUS ocean

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