



1175 DOUGLAS STREET | VICTORIA, BC

Class A Office Space Available For Lease



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Manulife
Investment Management



Salient Facts

AVAILABLE UNITS

Suite 304

Total Area: 810 SF

Suite delivered in warm shell condition

Suite 906

Total Area: 1,320 SF

Suite delivered in shell condition

PROPERTY OVERVIEW

1175 Douglas is comprised of more than 144,000 square feet of Class A office space and is one of Victoria's prominent office buildings. The building is home to several of Victoria's law firms, Colliers, Raymond James, CGI, the Bank of Commerce and other professional firms.

Tenant Improvement Allowance

- New tenant improvement packages available to qualified tenants
- Starting at \$20.00/SF for a five (5) year term

Lease Rates

\$25.00/SF per annum

Operating Costs & Taxes

\$20.08/SF (2025 budget)

Parking

- 531 stalls in the City of Victoria's View Street Parkade directly adjacent to the building
- Parkade has 24/7 security and electric vehicle charging stations

LOCATION

Conveniently located in downtown Victoria's financial and business district, 1175 Douglas Street is situated on one of the most sought after corners in the downtown core at Douglas and View Street. Perfectly positioned to have everything at your fingertips, just a few steps away you have immediate access to dining, shopping, financial and personal services, fitness and more.



Property Features

Class A, 13-storey
office building

HVAC: fully-automated
centralized
induction system

High ceilings and
large windows

Lockers, showers and
secure bike storage
on lower concourse

Upgraded fire and
life safety systems

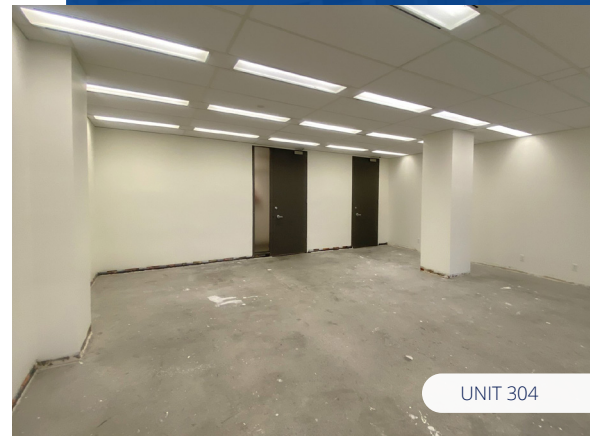
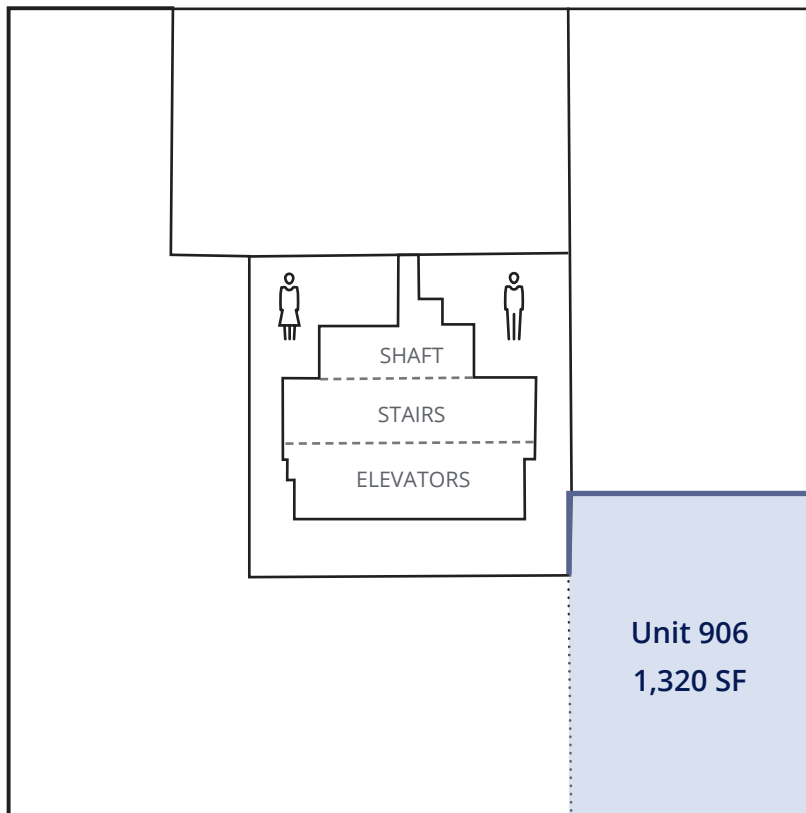
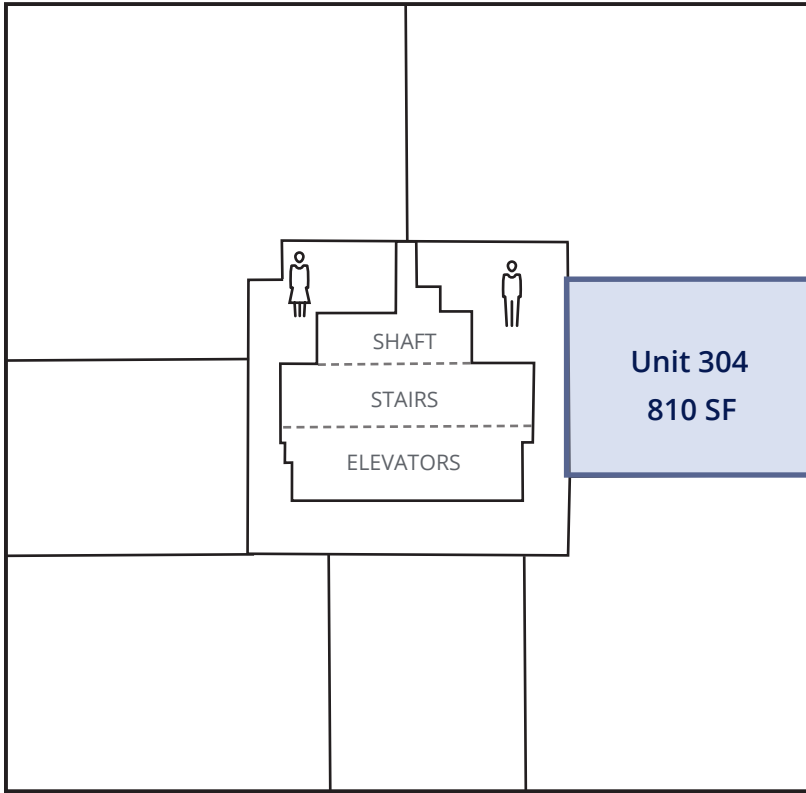
Earthquake
preparedness
program

Recently
renovated lobby

Three (3)
high-speed elevators



Floor Plans





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