

FOR LEASE

Fully Built Out Office Space
Near Royal Jubilee Hospital

1640 Oak Bay Avenue | Victoria, BC



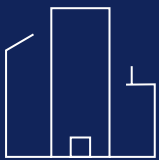
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Property Overview

UNIT DETAILS

Unit	301
Rentable Area	2,315 SF
Asking Net Rent	\$20.00 per SF
Additional Rent	\$15.81 per SF (2025 est.)
Available	Immediately
Parking	2 dedicated stalls on site plus potential for additional parking off-site
Signage	Podium signage – top slot available
Zoning	Town Centre District – 1 Zone (TCD-1)

FEATURES



7 perimeter offices



Staff break room



On site parking



Air-conditioned

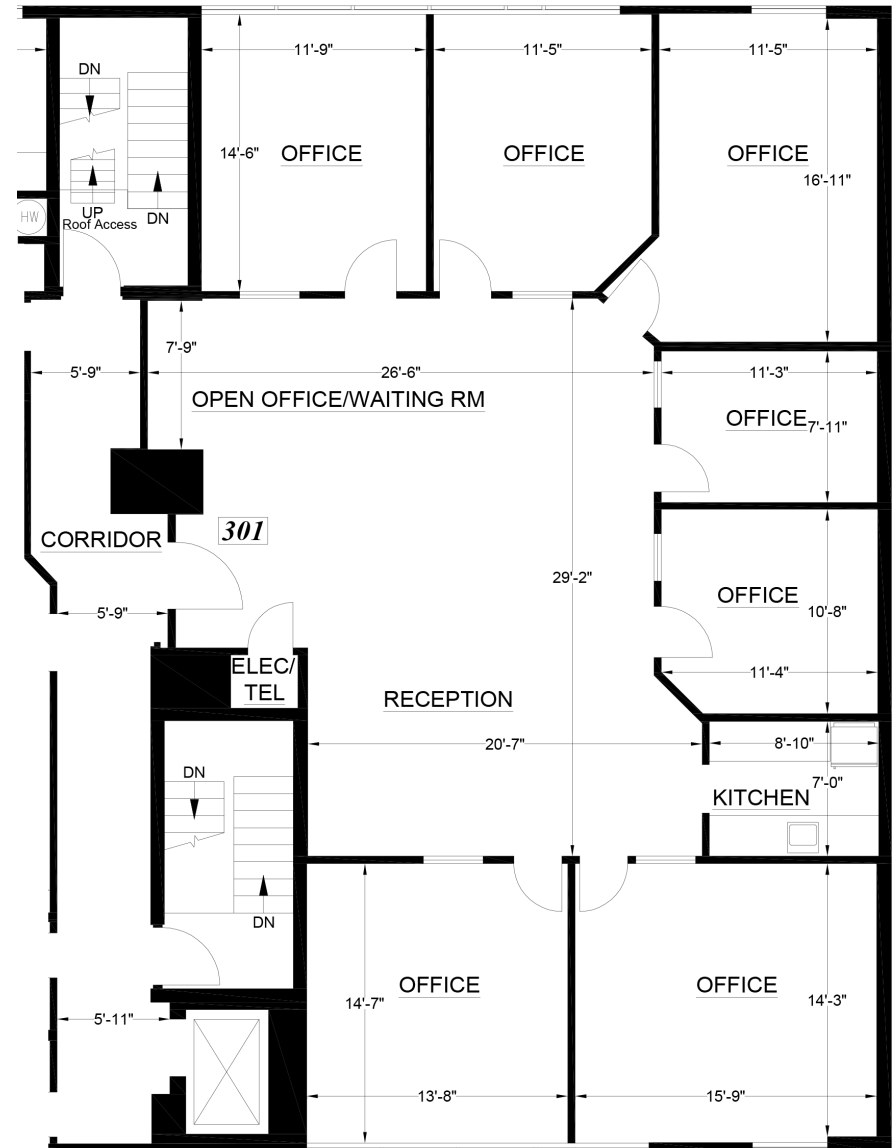


Large open work area



Elevator service

UNIT FLOORPLAN



Location



61  Transit Score

74  Walk Score

81  Bike Score

1640 Oak Bay Avenue offers a highly accessible and convenient location for businesses seeking a vibrant and professional setting. The property benefits from excellent visibility along Oak Bay Avenue, a well-traveled arterial connecting downtown Victoria to the prestigious Oak Bay neighbourhood. Tenants enjoy immediate access to a wide range of nearby amenities including cafés, restaurants, boutique retailers, financial institutions, and groceries – all within walking distance. The area is well-served by public transit and offers easy connectivity to downtown Victoria, the Royal Jubilee Hospital, and surrounding residential communities, making it an ideal location for both employees and clients.

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Victoria, BC

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For more information,
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