



FOR LEASE
Strategically-Located Office Space

100 - 1770 FORT STREET | VICTORIA, BC

The Opportunity

Colliers is pleased to offer for lease a well-situated office unit at 1770 Fort Street. Positioned along one of Victoria's most desirable commercial corridors, this second-floor office space offers an exceptional opportunity for a wide range of professional users. The well-designed layout features four bright, spacious offices overlooking Fort Street, each enhanced by large southeast-facing windows that create a warm, productive, and welcoming atmosphere for staff and clients.

Located next to the new Amica Jubilee residence and surrounded by a well-established mix of offices, services, and complementary businesses, the site benefits from steady vehicle traffic, excellent visibility, and convenient access for clients. The growing neighbourhood provides a strong customer base and a vibrant community environment, making this an ideal setting for businesses seeking both accessibility and a prominent, amenity-rich location.

Salient Facts

Size 871 SF

Net Rental Rate \$28.00 PSF

Additional Rent (est. 2026) \$23.50 PSF

Estimated Availability May 1, 2026*
**Option to incorporate tenant improvements during the current construction phase, maximizing cost efficiencies while tailoring the space to your ideal specifications.*

Zoning CVD-1 Community Village District

Permitted Uses:

Accessory Building

Civic Facility

Retail Trade

Art and Cultural Facility

Equipment Rental

Studio

Assembly

Financial Service

Utility

Assisted Living Facility

Office

Veterinary Clinic

Care Facility

Personal Service

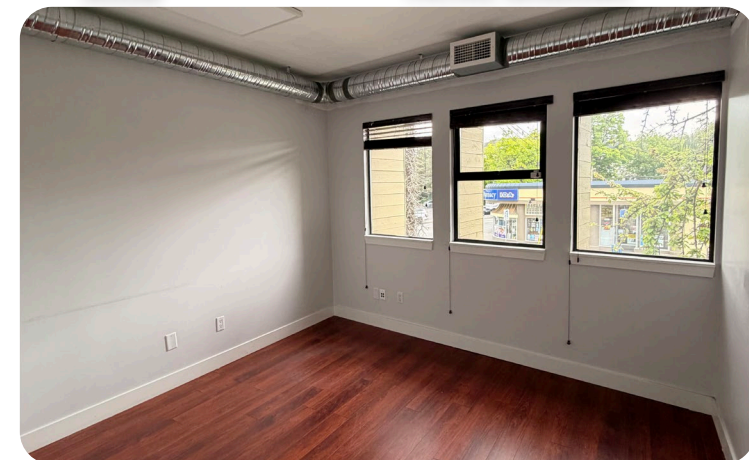
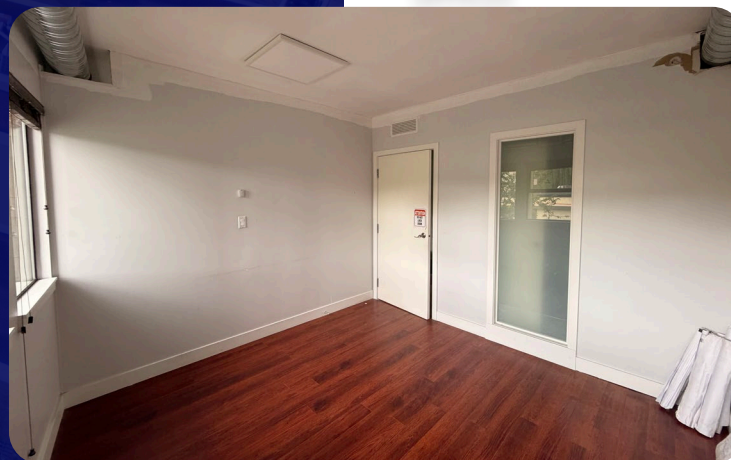
1 ELEVATOR ACCESS

2 ONE (1) PARKING STALL AVAILABLE, WITH ABUNDANT CLIENT PARKING

3 FOUR (4) SPACIOUS OFFICES

4 STORAGE ROOM

5 LARGE SOUTH-EAST FACING WINDOWS





85

Bike Score



84

Walk Score



Food & Drink

- 1 Christie's Carriage House Pub
- 2 QV Coffee House
- 3 GoodSide Pastry House
- 4 White Spot
- 5 Togo Sushi
- 6 Papa John's
- 7 Pizzeria Prima Strada
- 8 Le Pho
- 9 Mosi Bakery

Services & Amenities

- 1 Forbes Pharmacy
- 2 Fort Royal Pharmacy
- 3 Royal Jubilee Hospital
- 4 Save On Foods
- 5 BC Liquor
- 6 Oak Bay Recreation Centre

Location

Positioned in a rapidly developing pocket between Oak Bay and Downtown Victoria, the property benefits from a vibrant mix of nearby medical offices, pharmacies, and established residential neighbourhoods—providing a stable and expanding patient catchment. With significant new development occurring in close proximity, the area continues to evolve into one of Victoria's most active healthcare corridors.



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