

880

**DOUGLAS STREET
VICTORIA**

INTERNATIONAL HOUSE FOR LEASE
IN DOWNTOWN VICTORIA



WILLIAM | WRIGHT

DAVID BOON

david.boon@williamwright.ca

250.590.5797

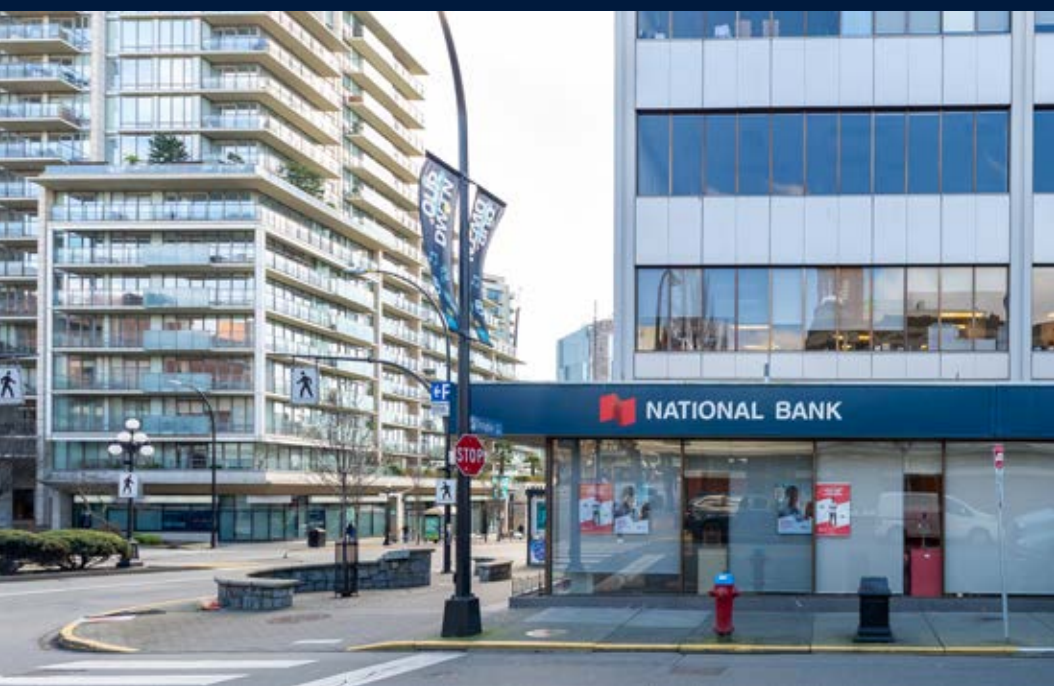




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**DOUGLAS STREET
VICTORIA**

**RARE RETAIL/OFFICE
UNITS FOR LEASE**
IN DOWNTOWN VICTORIA





PROPERTY OVERVIEW

PRIME DOWNTOWN EXPOSURE

International House is a well-appointed, modernized, and professionally managed building located at the very epicenter of downtown Victoria. Tenants benefit from great walkability, end of trip facilities, and secure underground parking.

International House benefits from outstanding frontage along Douglas Street, Victoria’s principal arterial route. The building offers excellent visibility and signage exposure in a highly pedestrian-oriented location.

Unit sizes ranging from +/- 1,700 to 9,000 square feet. Sunny, high ceiling offices with great views across downtown and the inner harbour. Inducement packages offered for qualified tenants. Call agent for more details and to view.

INSTITUTIONAL-QUALITY TENANCY

The Property is leased to a diverse mix of government, professional service, financial, and retail tenants, including:



COMING SOON

PROPERTY HIGHLIGHTS

Civic Address	880 Douglas Street, Victoria
Lot Size	+/- 16,230 SQFT
Building Size	+/- 67,999 SQFT
Units Available	Unit 402: +/- 1,775 SF Unit 500: +/- 9,088 SF Unit 710: +/- 1,716 SF
Year Built	1968
Storeys	7
Elevators	2
Parking	Secure underground parking available
Zoning	OTD-1 (Old Town District)
Lease Rates	Contact Listing Agent

PROVEN ASSET STEWARDSHIP

 International House benefits from outstanding frontage along Douglas Street, Victoria's principal arterial route. The building offers excellent visibility and signage exposure in a highly pedestrian-oriented location.

STABLE MARKET FUNDAMENTALS

 Victoria's office market is underpinned by government occupancy and one of the lowest vacancy rates in the country. The local economy is supported by public administration, technology, clean energy, tourism, and steady population growth.

DOWNTOWN VICTORIA

located in the epicenter of Victoria

SECURED PARKING

secured underground bicycle and vehicle parking available

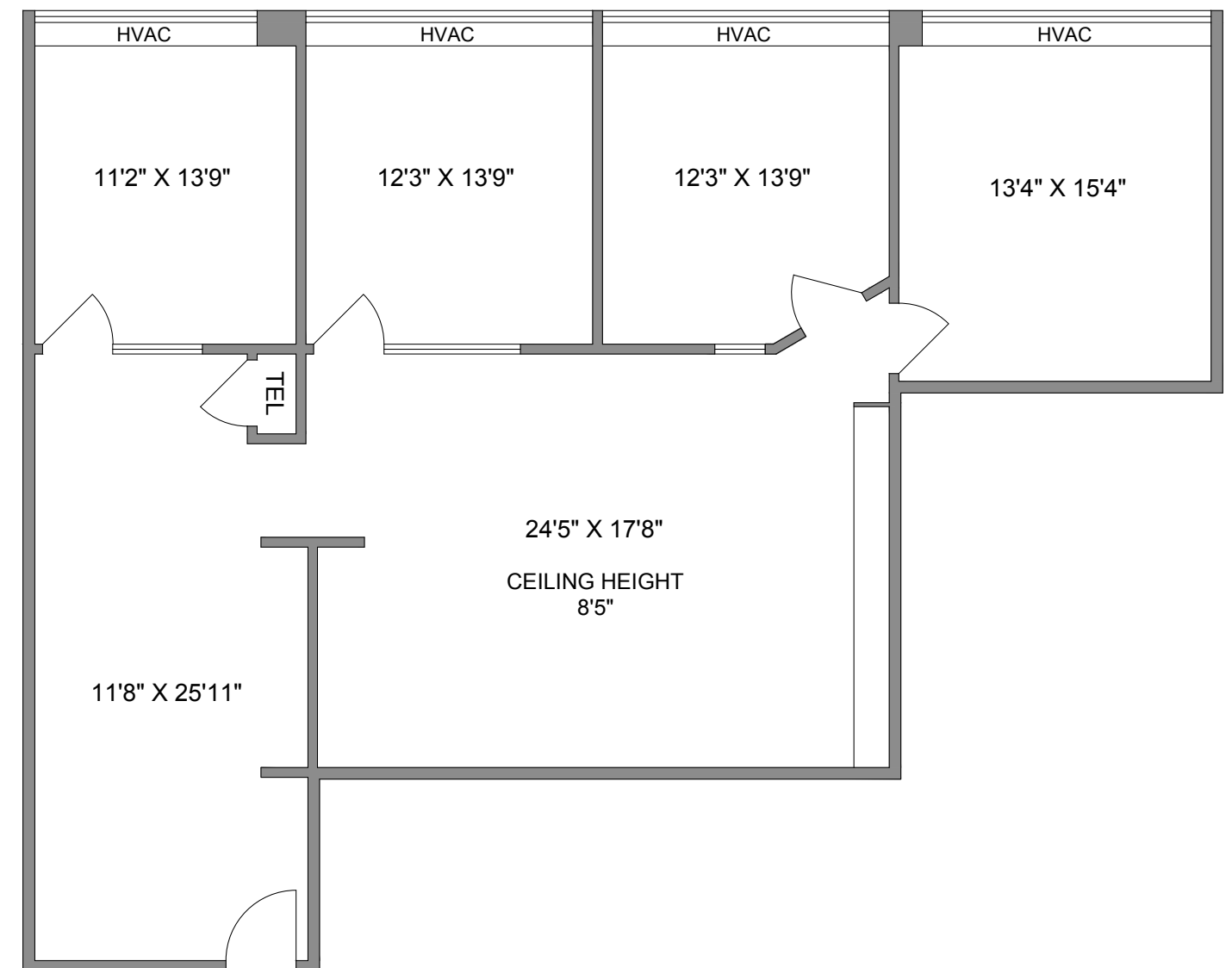
WELL MAINTAINED AND PROFESSIONALLY MANAGED

building with end of trip facilities

INCENTIVE PACKAGES FOR QUALIFIED TENANTS

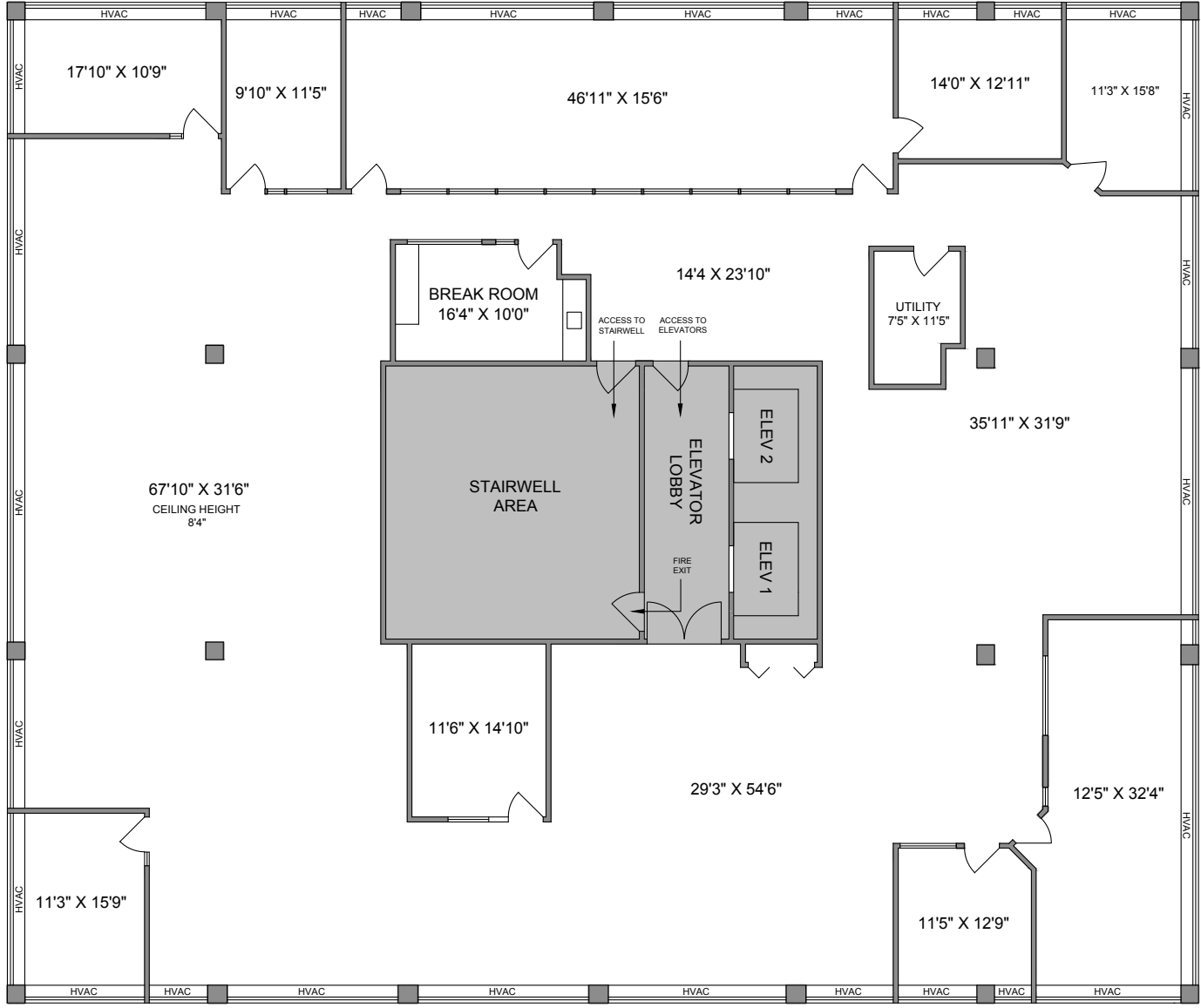


UNIT 402: 1,775 SF



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

UNIT 500: 9,088 SF

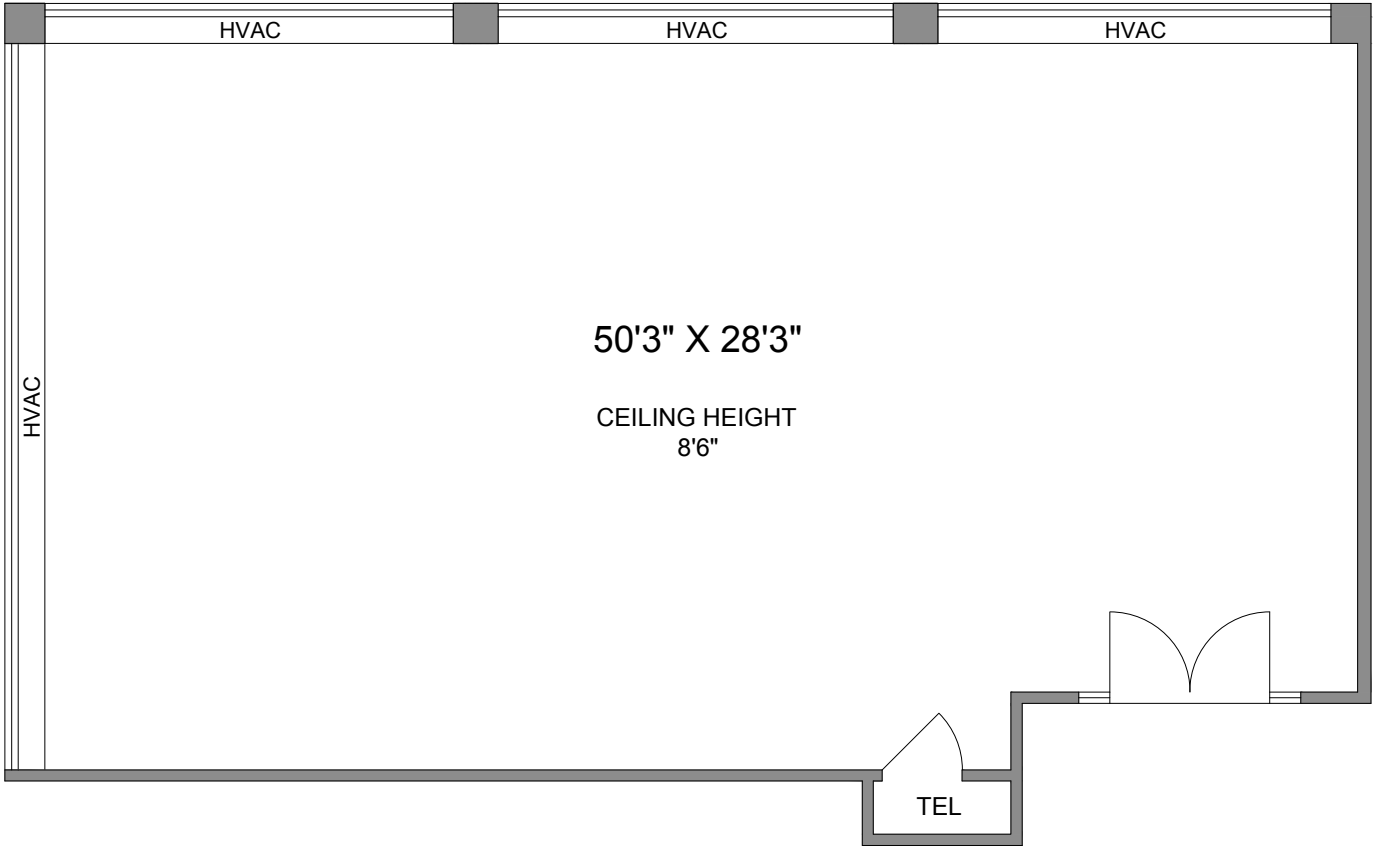


Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

UNIT 710: 1,716 SF



WINDOW VIEW



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



DOWNTOWN VICTORIA



UNMATCHED DOWNTOWN CONNECTIVITY

International House is situated within immediate walking distance of Victoria's most significant civic, commercial, and tourism destinations, including:

- | | | | |
|--------------------------|-------------------------|------------------------------|-------------------|
| ❶ Lululemon | ❺ Telus Ocean | ❾ Victoria City Hall | ❷ BC Legislature |
| ❷ Starbucks | ❻ Centennial Square | ❿ Harbour Air Terminal | ❸ Market Square |
| ❸ Victoria Inner Harbour | ❼ Johnson Street Bridge | ⓫ Victoria Conference Centre | ❶ Royal BC Museum |
| ❹ Hotel Fairmont Empress | ❽ Bastion Square | ❶⓫ Provincial Court | |

The Property sits within the Central Business District and Old Town District, providing tenants with immediate access to retail amenities, transit, and the Inner Harbour waterfront.

LOCATION PROFILE

LIVING IN THE CAPITAL CITY OF BRITISH COLUMBIA

As the capital city of British Columbia, Victoria offers a uniquely stable and diversified economic base. A strong government presence anchors the office market, while growth in technology, marine industries, and tourism continues to drive demand for high-quality downtown space. This dynamic reinforces International House's long-term income stability and strategic positioning.



LOW UNEMPLOYMENT RATES

As of January 2026, Victoria had a 4.4% unemployment rate (national average is 6.5%)



GOVERNMENT-BACKED TENANCY DEMAND

BC's capital city, Victoria, is a major hub for government employment



RESILIENCE THROUGH ECONOMIC CHANGES

Victoria ranked 8th in BC Business' "Most Economically Resilient Cities in 2025"



STRONG WALKABILITY AND TRANSPORTATION NETWORK

Further improving the connectivity to Downtown Victoria, there is a proposed RapidBus along Douglas Street as part of Regional Transportation Plan (a corridor that is currently serving 63,000 passengers per day)



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FOR MORE INFORMATION CONTACT

DAVID BOON

david.boon@williamwright.ca

250.590.5797

Vancouver Office

1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office

180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office

843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office

205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office

205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office

406-121 5th Avenue
Kamloops, BC
236.425.1617

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