

An aerial photograph of a city street intersection. A blue-outlined rectangular building is the central focus. To its left is a modern multi-story building with a mix of grey, white, and brown facades. To the right is a large, multi-story orange-brown building. The foreground shows a street with a white car and a green-painted crosswalk. The background features a hillside with trees and other buildings.

Colliers

FOR LEASE
Strategically-Located Office Space

201 - 1770 FORT STREET | VICTORIA, BC

The Opportunity

Colliers is please 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* <i>*Option to incorporate tenant improvements during the current construction phase, maximizing cost efficiencies while tailoring the space to your ideal specifications.</i>	
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	

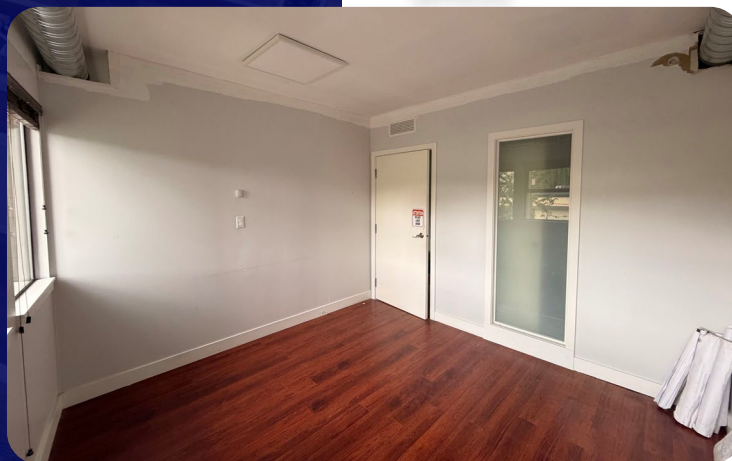
1 ELEVATOR ACCESS

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.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue square. Below the square is a horizontal bar with three segments of color: red, yellow, and blue.

Colliers

Abigail Scott

Associate

+1 250 388 6470

abigail.scott@colliers.com

Grant Evans

Personal Real Estate Corporation

Senior Vice President

+1 250 414 8373

grant.evans@colliers.com

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