

VIEW ONLINE ▶

collierscanada.com/18228

Asking Price:

\$19.00
PSF NET

Contact us:

Tristan Spark

Vice President

+1 250 414 8391

tristan.spark@colliers.com

 **Manulife Real Estate**

FOR LEASE | 1675 Douglas Street, Victoria | BC

Office & Retail in the Heart of Downtown Victoria

1675 Douglas Street is prominently located at the corner of Douglas and Fisgard streets, in the up and coming Hudson District. The Hudson and the Hudson Mews residential developments are located immediately to the north, and 1515 Douglas and 750 Pandora, new office developments, are located one block south.

Colliers International

1175 Douglas Street, Suite 1110

Victoria, BC | V8W 2E1

P: +1 250 388 6454

F: +1 250 382 3465



Accelerating success.

A full array of amenities on-site, or just a few steps away!



Secure Underground Parking



7 Storey, Class A Building



Barrier Free Access Throughout Building



Fibre-Optic Enabled



Walk Score™ 99 Walkers Paradise



Showers & Change Rooms On-Site



Security 24-Hour, Key Card Access



Secure Bike Storage

THE BUILDING

1675 Douglas Street was designed to complement the historical properties surrounding it. The seven (7) storey building features a concrete and brick exterior. Strong horizontal and vertical architectural details make it one of Victoria's outstanding properties.

DISTANCE

| | |
|-------------------------------|---------------|
| Nearest Public Parking Garage | 5 min. walk |
| Seaplane Terminal | 10 min. walk |
| Uptown | 10 min. drive |
| Victoria Int'l Airport | 25 min. drive |





Gallery

Clockwise from top left:

Centrally located, downtown location //
Grand entrance lobby // Streetfront retail unit available // 10 min. walk to main tourist sights // Adjacent to the Hudson District // One block from Victoria's City Hall

[VIEW MORE PHOTOS](#)

collierscanada.com/18228

Available Space & Costs

| | | | |
|------------------------------|------------------------|--|----------|
| Net Rent | Starting at \$19.00/SF | Unit 100 | LEASED |
| Additional Rent | \$16.50/SF (2019 est.) | Unit 150 | 1,901 SF |
| Term | Negotiable | Fully finished ground floor office suite featuring a large open area, private office/meeting room, kitchen and two private accessible washrooms. | |
| Available | Immediately | | |
| Tenant Improvement Allowance | Negotiable | | |

Building Features

The second floor features a large landscaped terrace for tenants' use. The floor plates averaging 10,000 square feet are column free to allow for efficient and flexible office layouts.

The building also features large energy efficient windows providing excellent natural light. Serviced by three high speed Dover elevators that also connect you to the secured underground garage with 67 stalls.



TECHNICAL SPECIFICATIONS

- Three high-speed elevators
- Sophisticated computerized energy management systems control the heating, ventilation, air conditioning and programmable lighting
- The use of natural gas ensure cost efficient operations and maximum use of outside air
- Life safety systems include fire alarm, sprinklers and emergency generator
- Proximity card-controlled security
- Fully air-conditioned
- HVAC - Powersmart computerized energy management system

 **Manulife Real Estate™**

Contact us:

Tristan Spark

Vice President

+1 250 414 8391

tristan.spark@colliers.com

collierscanada.com/18228

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved. Colliers Macaulay Nicolls Inc.



Accelerating success.