

FOR LEASE

1225 DOUGLAS STREET VICTORIA, BC

Reimagine 25,133 SF of Office and Retail in a Rattenbury-Designed Heritage Landmark in Victoria's Core.





PROPERTY OVERVIEW

A rare opportunity to own or lease this iconic flagship building, on one of the most prominent corners in the City of Victoria. This is a Rattenbury designed landmark which has been occupied by the Bank of Montreal since 1906. The building holds unique historical and architectural significance and brings gravitas to the corner. The building has unparalleled exposure at the entry of the downtown core. Separate entrances for the retail and office premises provide the opportunity for a multi-tenanted building. The retail floor has vaulted ceilings and multiple entry points. It has an open floor plan that accommodates the existing financial institution or the possibility of re-envisioning the space for a new use. The upper-level office floor is fully built out. It has multiple windows fronting both Yates Street and Douglas Street, large interior skylights providing natural light throughout, multiple break-out and kitchen areas with access to plumbing, vast storage, and end of trip facilities already in place.

Address	1225 Douglas Street, Victoria, BC
Zoning	Flexible zoning inclusive uses for CBD-1 - Central Business District-1
Gross Building Area	25,133 SF
Building Information	Building size: 25,133 SF Main Floor: 9,322 SF 2nd Floor: 9,118 SF Lower Level: 5,693 SF Flexible zoning inclusive uses for CBD-1 - Central Business District-1

Net Rent:	Call agents for details
Additional Rent:	Property tax \$10.44 PSF (2026) Estimated operating expenses: \$9.00 PSF

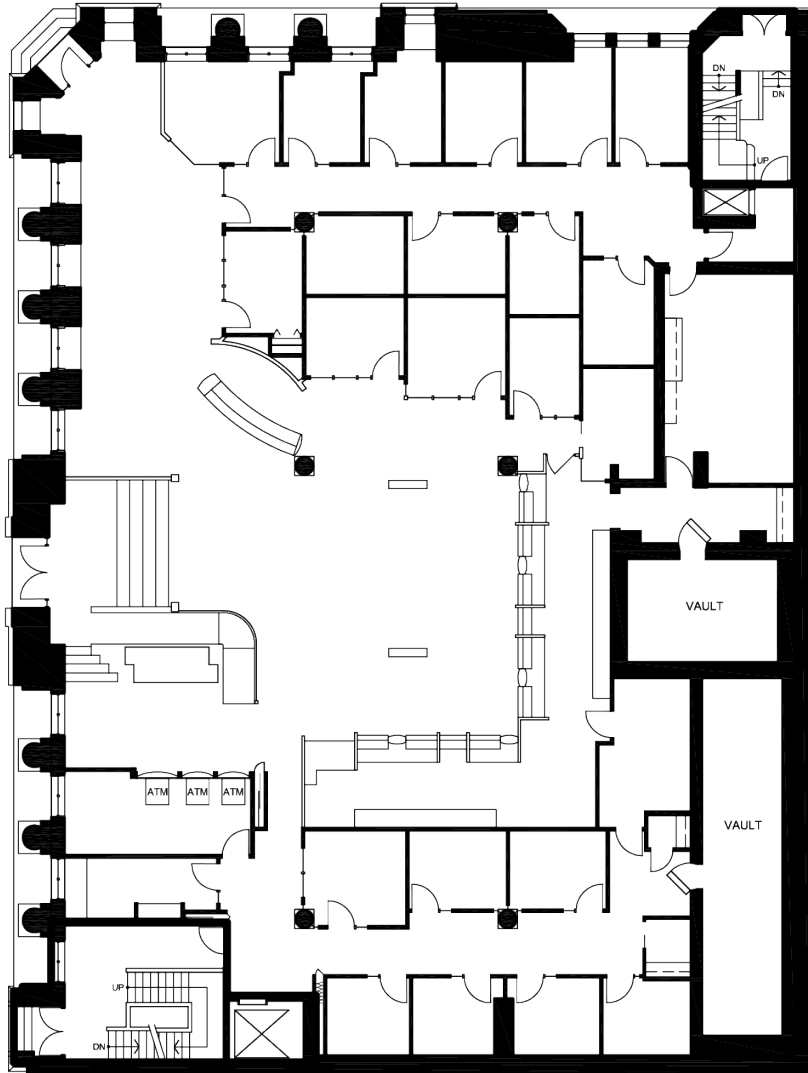
Building Features	• Completely separate access to Class A office space, with separate secure lobby • Vaulted ceilings • Separate corner entrance on Yates and Douglas Streets • Fully built out office space with separte entrance on Douglas Street • Windows and skylights on second floor • Multiple break-out areas on all floors
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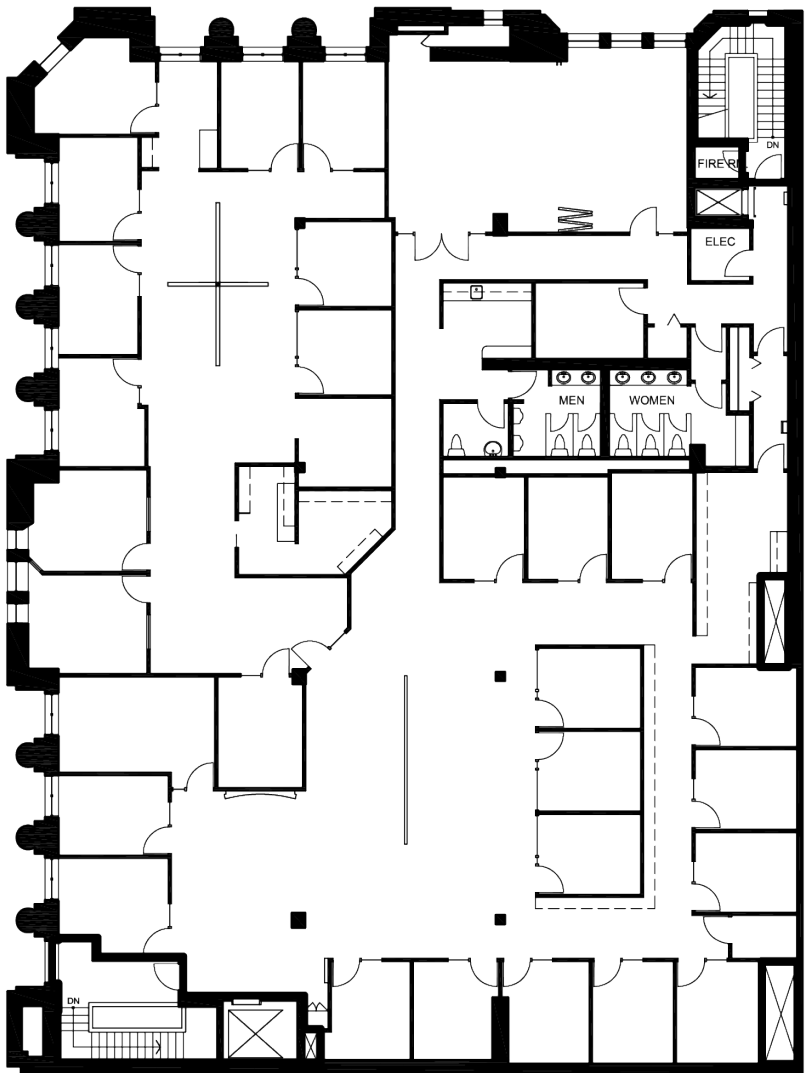
IMAGINED USES

- Premium food and beverage that will become an institution
- Flagship new entry or existing retail looking to secure cornerstone location
- Office based businesses seeking direct access and recognition
- Users looking to engage international visitors, and the local community

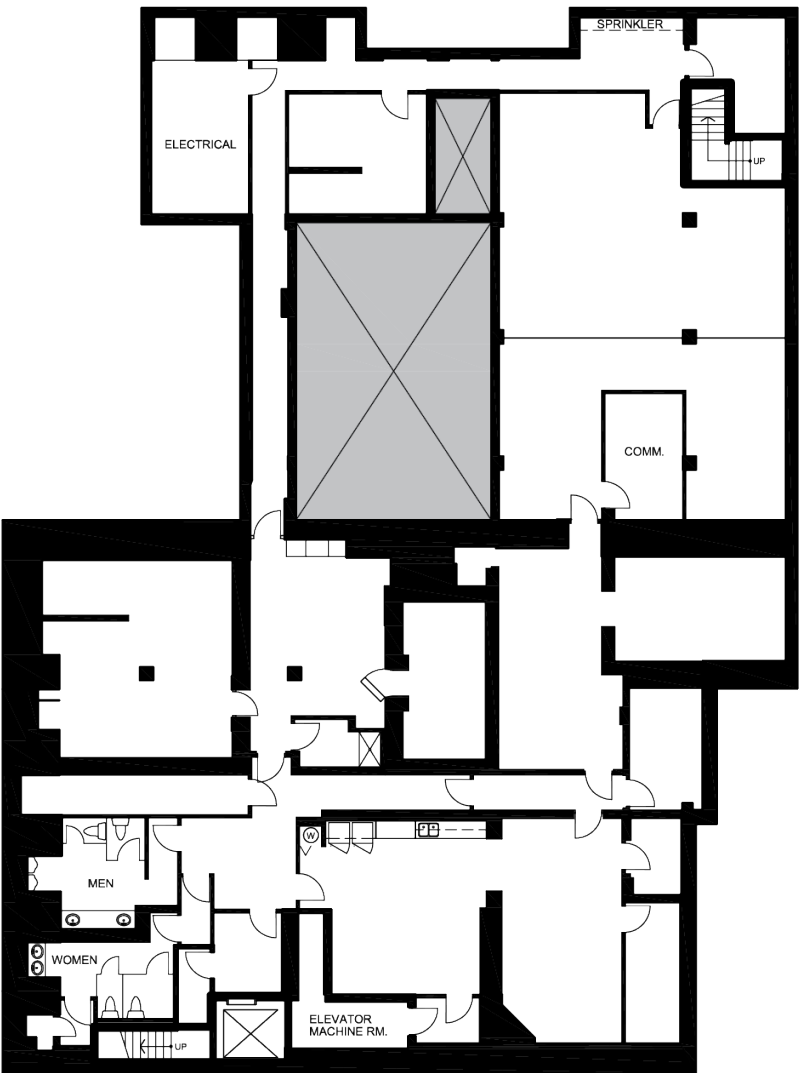
FLOORPLANS



GROUND



SECOND



LOWER LEVEL

AREA SUMMARY

	FLOOR RENTABLE AREA
LOWER LEVEL	5,693 S.F.
GROUND	9,322 S.F.
SECOND	9,118 S.F.
TOTAL	25,133 S.F.



AMENITIES

Shopping & Retail

1. Bay Centre
2. Market Square
3. London Drugs
4. Shoppers Drug Mart
5. Lululemon
6. Patagonia
7. Kit & Ace
8. MEC
9. Roots
10. Munroe's Books
11. Sport Chek
12. Valhalla Pure
13. Meat & Bread
14. Giant Victoria

Attractions & Landmarks

15. Inner Harbour
16. Victoria's Chinatown
17. Centennial Square
18. Royal BC Museum
19. The Maritime Museum of British Columbia
20. BC Legislature

Transportation

21. Harbour Air and Kenmore Air (Service to Vancouver and Seattle)
22. Victoria Harbour Ferry
23. The Victoria Clipper (Seattle)
24. Blackball Ferry Line (Port Angeles, WA)

Hotels

25. Fairmont Empress
26. Victoria Marriott Inner Harbour
27. The Parkside Hotel & Spa

Event & Public Venues

28. Victoria Conference Centre
29. Royal Theatre



Walk Score
Walker's Paradise

100



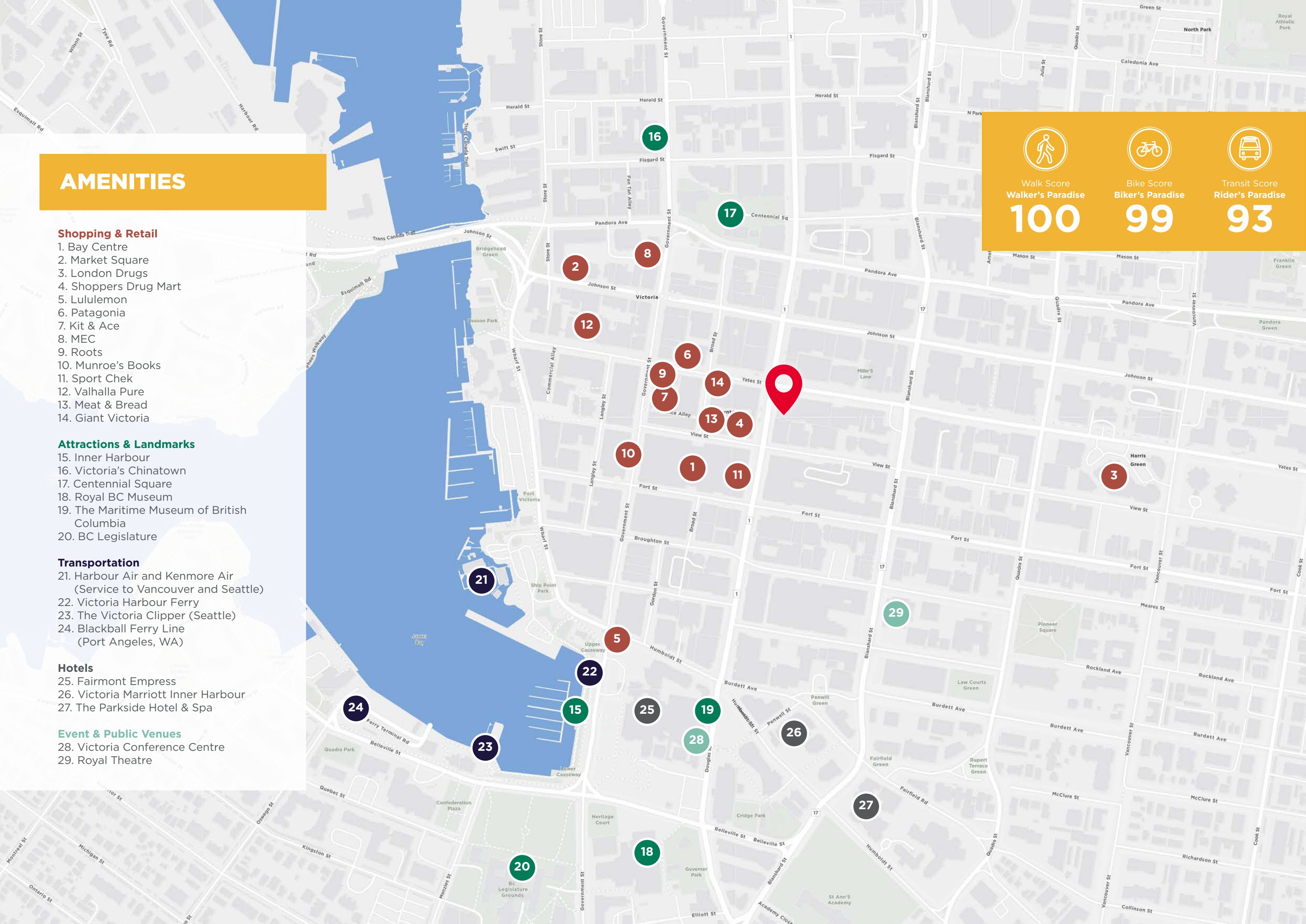
Bike Score
Biker's Paradise

99



Transit Score
Rider's Paradise

93





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