

Colliers

CUSTOM HOUSE LTD.

FOR LEASE

Prime Office Units

517 FORT STREET | VICTORIA, BC

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Accelerating success.

Elevate your business presence in the heart of downtown Victoria. Located in the city's vibrant Central Business District, these professional office units offer unbeatable access to government offices, financial institutions, top-tier amenities, and transit.



Flexible Layout

Ideal for professional services, tech, legal, or government tenants



Modern Upgrades

Recently improved interior with bright, efficient layout



Prestigious Location

Steps to the Inner Harbour, cafés, restaurants, and hotels



Competitive Rates

Excellent value with flexible lease terms available



Move-In Ready

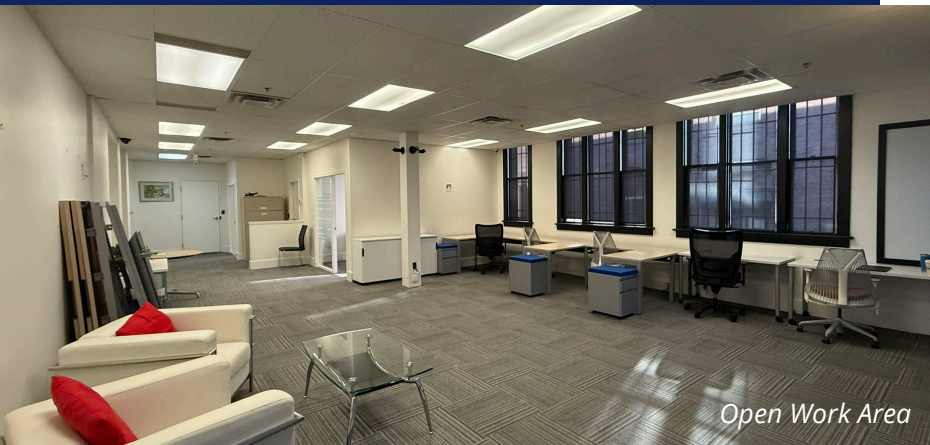
Fully built-out suite with custom improvements in place

Join a roster of established businesses in one of Victoria's most sought-after commercial areas. Whether you're right-sizing, relocating, or expanding, this is your opportunity to secure quality office space in a market where premium vacancies are limited.



Unit 120

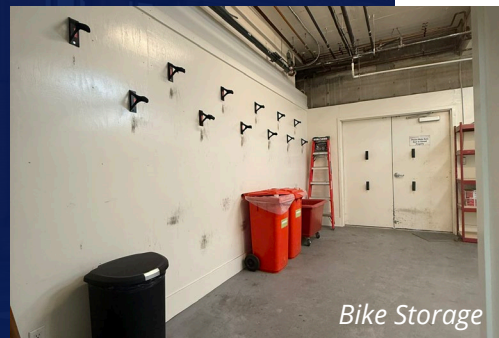
Available Area	1,984 SF
Net Rent	\$19.00 PSF
Additional Rent	\$14.30/SF (2026 est.)
Available	Immediately
Parking	1 stall available at market rents



Open Work Area



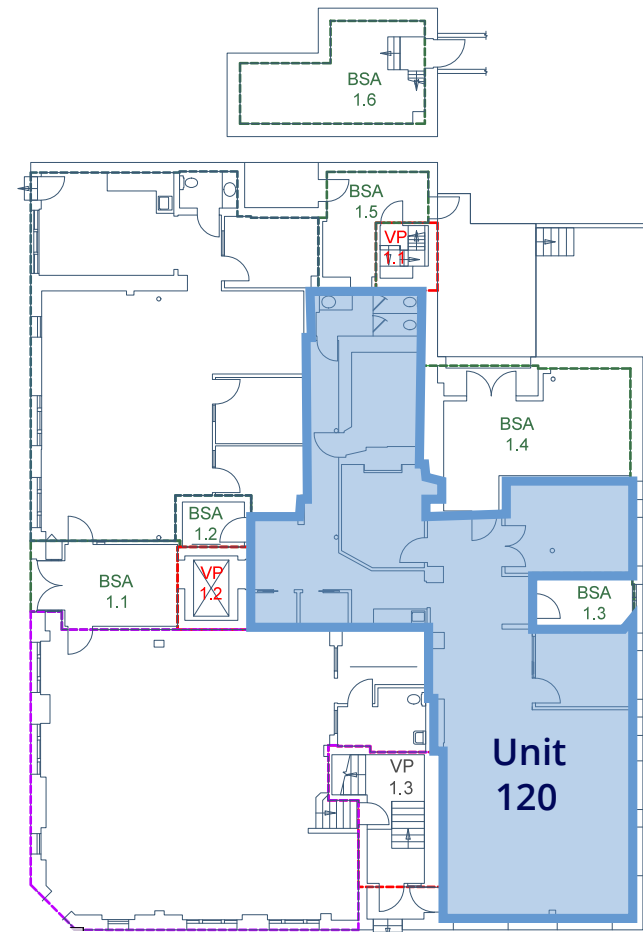
Kitchen



Bike Storage

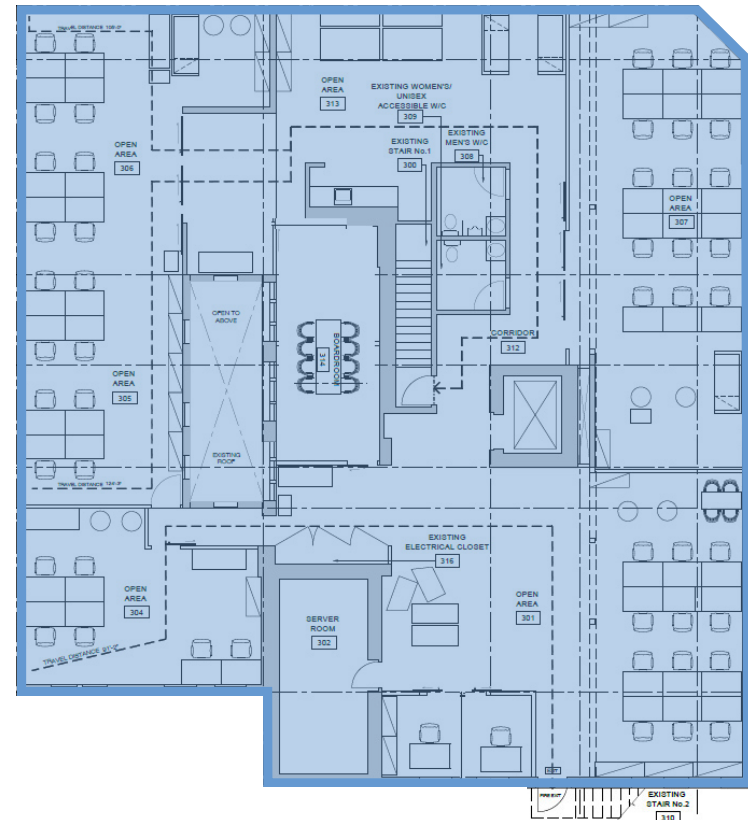
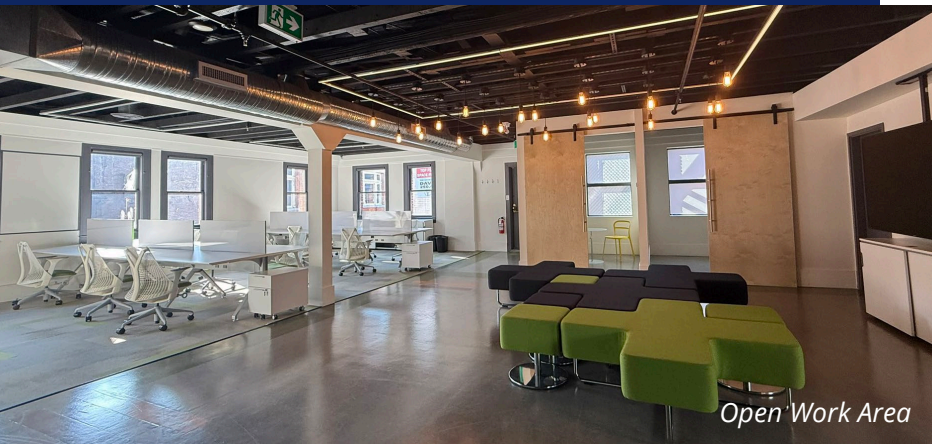


Private Office



Third Floor

Available Area	5,581 SF
Net Rent	\$23.00 PSF
Additional Rent	\$14.30/SF (2026 est.)
Available	Immediately
Parking	2 stalls available at market rents



The Location



Nearby Amenities | Downtown Central Business District

1	<i>Fairmont Empress Hotel</i>	5	<i>Finn's Seafood</i>
2	<i>Harbour Air Float Planes</i>	6	<i>Bard & Banker</i>
3	<i>FRS Clipper Ferry</i>	7	<i>Irish Times Pub</i>
4	<i>Crystal Gardens</i>	8	<i>The Bay Centre</i>



Now touring – contact us today to schedule a private showing and discover how this space can work for your team.

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