



FOR LEASE

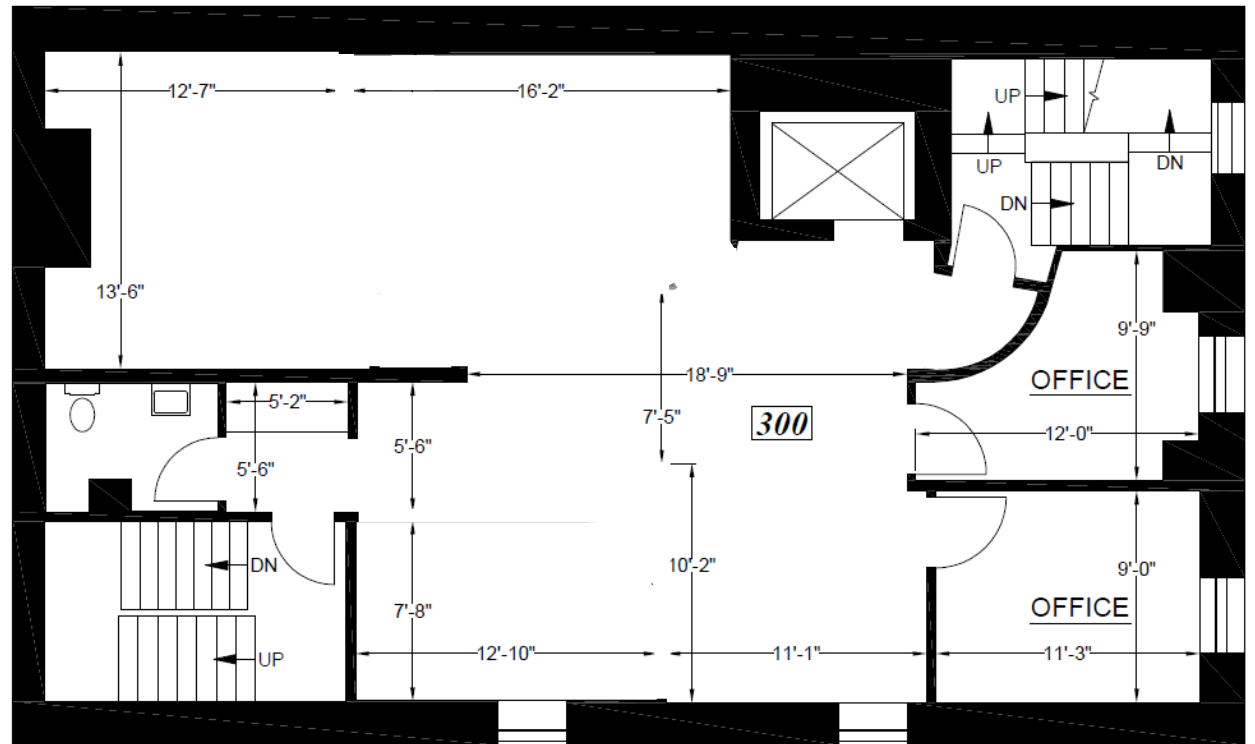
Downtown Heritage Office Space

19 BASTION SQUARE | VICTORIA, BC

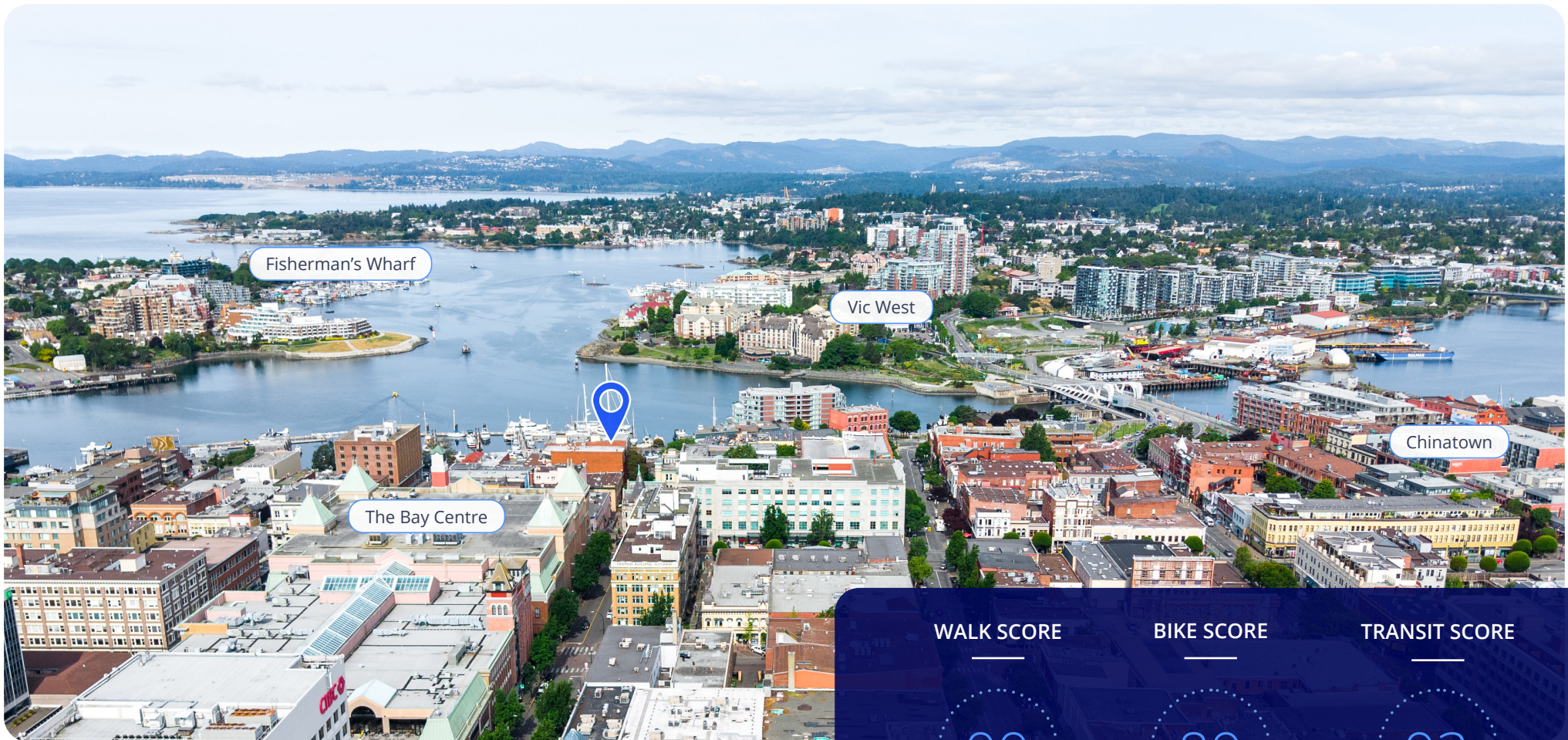


Unit 300

Area	1,168 SF
Asking Rate	\$23.00 /SF
Additional Rent <i>(estimated 2026)</i>	\$25.29 /SF
Available	July 1, 2026



Location Highlights



19 Bastion Square offers a highly distinctive office environment in the heart of downtown Victoria, combining heritage character with immediate access to the city's primary business, tourism, and waterfront amenities.

Positioned between Government Street and Wharf Street, Bastion Square is a pedestrian-oriented precinct overlooking the Inner Harbour, providing exceptional walkability and proximity to transit, dining, and key civic institutions. Offices in the area benefit from a vibrant mixed-use environment, with ground-floor retail, restaurants, and seasonal markets contributing to a lively daytime and after-work atmosphere.

WALK SCORE

99

BIKE SCORE

89

TRANSIT SCORE

93

The surrounding heritage buildings, many dating to the 19th century, offer unique, character-rich office space that appeals particularly to professional services, technology, and creative firms seeking a differentiated workplace identity. In addition, the location provides immediate connectivity to Victoria's waterfront pathways, Harbour Air and Helijet to mainland Vancouver and cycling infrastructure, enhancing accessibility for employees commuting from across the region.



Colliers

Anna Wray

Personal Real Estate Corporation
Vice President
+1 250 414 8444
anna.wray@colliers.com

Megan Sparling

Senior Associate
+1 250 414 8398
megan.sparling@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



collierscanada.com

Accelerating success.

