

FOR SALE



INTERNATIONAL HOUSE

850 DOUGLAS STREET
VICTORIA, BC

A rare office/retail
investment opportunity
in the heart of Downtown
Victoria, BC



Jones Lang LaSalle Real Estate Services, Inc (“JLL”) is pleased to present an opportunity to acquire a one hundred percent freehold interest in **850 Douglas Street, Victoria, BC** – ‘**International House**’, a 65,151 square foot office building with ground floor retail situated in the heart of Downtown Victoria (“International House” or the “Property”).

International House is leased to a diverse mix of tenants which include the Province of British Columbia, McConnan Bion O’Connor Peterson Law Corporation, National Bank, and Cora Restaurant. The Property is exceptionally well maintained as proven by the long-tenure of existing tenants and significant capital expenditures over the recent years.

Located in an ideal Downtown setting, International House enjoys a prime position along Douglas Street, the main arterial route running through the heart of the city. With its strategic location, the property offers exceptional visibility and ample opportunities for prominent signage for tenants. Tenants and visitors will appreciate the convenience of being just a short walking distance away from a wide range of Downtown’s amenities and attractions, the BC Legislature Building and Campus, Provincial Law Courts, Victoria’s Inner Harbour, the Victoria Convention Centre, and Fairmont Empress Hotel. International House offers a desirable location that combines accessibility and proximity to key destinations in Downtown Victoria.

- + **Civic Address**
850 Douglas Street,
Victoria, BC
- + **Legal Description**
Lot 1 of Lots 349, 350,
351, 363 And 364,
Victoria City,
Plan 16810
PID: 004-061-209
- + **Site Area**
16,230 Square Feet
(0.37 acres)
- + **Gross Leasable Area**
65,151 square feet
- + **Stories**
Seven (7) storeys
- + **Year Built**
1968
- + **Elevators**
Two (2)
- + **Zoning**
OTD-1 – Site Specific
(Old Town District)
- + **OCP Designation**
Core Historic



INVESTMENT HIGHLIGHTS





- + Excellent location in the heart of Downtown Victoria with prominent frontage along Douglas Street
- + Exceptionally maintained with over \$1.48 million spent in building upgrades
- + Stable income stream derived from a mix of government, professional service, and retail tenants
- + A very stable office market with one of the lowest office vacancy rates in the country, reinforced by strong government presence
- + Resilient local economy with low unemployment rates, growing technology, clean energy, and tourism sectors, as well as strong population growth

65,151 SF
Total GLA

100.0%
Leased with Headlease

12,826 SF
Ground Floor Retail

7.00%
Year 1 Yield

MAJOR TENANTS		% of GLA
	BRITISH COLUMBIA	26.8%
	mcbop Lawyers	8.9%
	NATIONAL BANK	7.2%
	cora Breakfast and Lunch	5.9%



Price & Offer Submission Guidelines

\$23,750,000

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

Please contact the exclusive advisors for offer submission guidelines.

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