Medical/Office Space For Lease



1120 Yates Street VICTORIA, BRITISH COLUMBIA

611 - 3,403 SF

NET RENT:

Starting at \$18.00 PSF (negotiable)

ADDITIONAL RENT: \$16.73 PSF



CONTACT

JAMES MURRAY SALES REPRESENTATIVE BROKERAGE SERVICES 250 385 1225 james.murray@cbre.com

VICTORIA PROFESSIONAL BUILDING 1120 Yates St. VICTORIA, BC

CBRE Victoria is excited to present this opportunity to lease medical/office space in Downtown Victoria's most established medical building, the Victoria Professional Building. The available spaces range from 611 – 3,403 SF, offering a wide variety of options to medical professionals in need of a long-term home.

\bigcirc	AVAILABLE		
\bigcirc	SPACE:	UNIT 202	935 SF
		UNIT 204	828 SF
		UNIT 304	716 SF
		UNIT 400	1,339 SF
		UNIT 401	611 SF
		UNIT 403	1,482 SF
		UNIT 501	936 SF

AVAILABILITY: IMMEDIATELY

 \bigcirc

TENANT IMPROVEMENTS: NEGOTIABLE



FOR LEASE

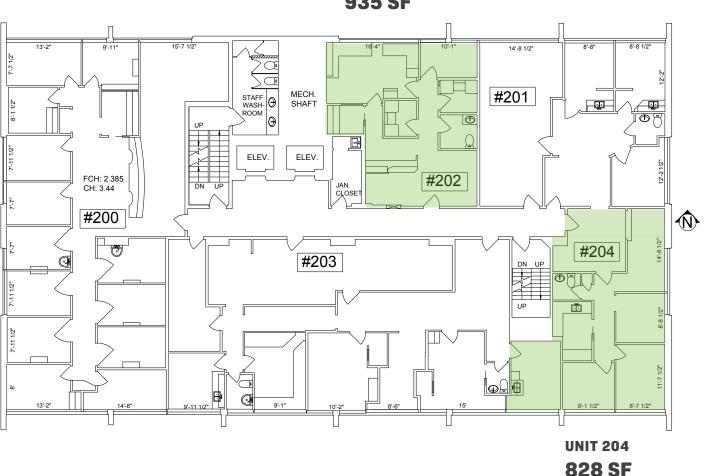
VICTORIA PROFESSIONAL BUILDING

1120 Yates St. VICTORIA, BC

AVAILABLE AREA

JAMES MURRAY 250 385 1225 james.murray@cbre.com

2ND FLOOR



UNIT 202 935 SF

CBRE Limited

1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information prior to placing any reliance upon the Information. The recipient of the Information set out heres as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



1120 Yates St. VICTORIA, BC

UNIT 304

AVAILABLE AREA

CONTACT

JAMES MURRAY 250 385 1225 james.murray@cbre.com

716 SF 11'-2 1/2" 11'-0 1/2" 12'-9 1/2' 18'-7 1/2' 8'-7 1/2" 9'-5 9'-9 5'-11 9'-2 11'-3 1/2" 虧 6 由 MECH. SHAFT MENS 🕀 Θ WASH ROOM 🕀 UP \oplus -9'-11 1/2" B Ť ÷ FLEV **FLEV** -#303 #309 #300 JAN. CLOSET DN UP 5-61/2" ⊕ 3'-7" \mathbf{N} Ð #304 9'-3 1/2" DN UP #302 #305 è Ð[= 1-2 9-9 [§] FCH: 2.45 8'-11 1 В CH: 3.4 18'-0 1/2" 13'-2" 9'-11 1/2' 44'-8 9'-7 1/2' 10'-2" 8'-7 1/2'

3RD FLOOR

CBRE Limited

1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the precipient recipient is reliance upon the Information. The Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this discument are property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



1120 Yates St. VICTORIA, BC

UNIT 400

AVAILABLE AREA

CONTACT

JAMES MURRAY 250 385 1225 james.murray@cbre.com

4TH FLOOR

1,339 SF 10'-11 11'-7 1/2" 8'-9 8'-9 1/2" 9'-7 1/2 4'-6 1/2" 4'-2' 8'-10 19'-8 12 B 1'-11" 9-11 LADIES MECH Θ WASH-SHAFT Ð θ θ m UP + ELEV. ELEV. #402 #404 #400 JAN. CLOSET DN UP 33'-3 1/2" \odot #405 #401 Ð -1 JANITORIAL ROOM ⊕ #406 DN #403 FCH: STORAGE UP 2.475 CH: 3.4² Ð 9'-4 1/2" Ō 旧 由 9'-1 1/2" 9'-7 1/2 10'-8 1/2' 13'-1 1/2" 9'-4" 9'-7 1 6'-4' **UNIT 401 UNIT 403**

611 SF

1,482 SF

CBRF L imited

1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

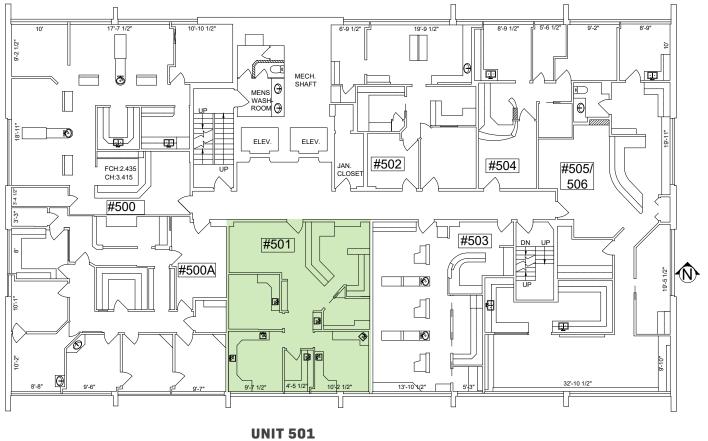
This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information and y property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



1120 Yates St. VICTORIA, BC

AVAILABLE AREA

5TH FLOOR



936 SF

CBRE Limited

1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE



JAMES MURRAY 250 385 1225 james.murray@cbre.com