

FOR LEASE

SUITE 202
607 YATES ST
VICTORIA, BC



**TURN-KEY BOUTIQUE
OFFICE SPACE**

- ✓ **SITUATED IN THE HEART OF DOWNTOWN VICTORIA**
- ✓ **PROXIMITY TO A VARIETY OF FOOD & BEVERAGE ESTABLISHMENTS**
- ✓ **TURN-KEY SPACE WITH TWO PRIVATE OFFICES**
- ✓ **AMPLE NATURAL LIGHT**
- ✓ **RENT INCLUSIVE OF ELECTRICITY, HEAT, AND AC**

JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225

james.murray@cbre.com

CHRIS RUST

PERSONAL REAL ESTATE CORPORATION

Senior Vice President
Brokerage Services

250 386 0005

chris.rust@cbre.com

CBRE

SUITE 202

607 YATES ST

VICTORIA, BC

FOR LEASE

THE OPPORTUNITY

Opportunity to lease affordable turn-key office space at the center of Victoria's Downtown Core. The subject space is situated near the intersection of Government St and Yates St, nestled amongst a variety of the best food, drink, and retail options that Downtown Victoria has to offer. Suite 202 comes built out with an open work area, two executive offices, and a private washroom.

AMENITIES NEARBY

- | | | | |
|------------------------------|--------------------------|-------------------------|--------------------------|
| 1 Starbucks | 6 Fiamo Pizza & Wine Bar | 11 Earl's Kitchen + Bar | 16 Wild Coffee |
| 2 Quesada Burritos & Tacos | 7 The Local | 12 Tapa Bar | 17 Saint Frank's |
| 3 Chuck's Burger Bar | 8 Wind Cries Mary | 13 West Coast Waffles | 18 The Ruby |
| 4 Ferris' Oyster Bay & Grill | 9 Irish times Pub | 14 McDonald's | 19 The Mint |
| 5 The Flying Pig | 10 Garrick's Head Pub | 15 Circle K | 20 Veneto Bar Ristorante |



CBRE

For further information contact:

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 recipient's reliance upon the information. The 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 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.

JAMES MURRAY
Sales Representative
Brokerage Services
250 385 1225
james.murray@cbre.com

CHRIS RUST
PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com