

FOR  
LEASE

# SUITE 214 & 218 911 YATES STREET

VICTORIA, BC

TURN-KEY SPACE IN PROFESSIONAL BUILDING



CBRE is pleased to present an opportunity to occupy 1,603 SF and 1,374 SF of second floor office space in the Harris Green Village, just on the periphery of the downtown core. The subject property offers a mix of retail, office and residential. This building benefits from having newly renovated hallways, common areas and entrance lobby. This building is serviced with an elevator, air conditioning and has ample on-site parking for clients and staff.

FOR MORE INFORMATION, CONTACT:

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**CBRE**

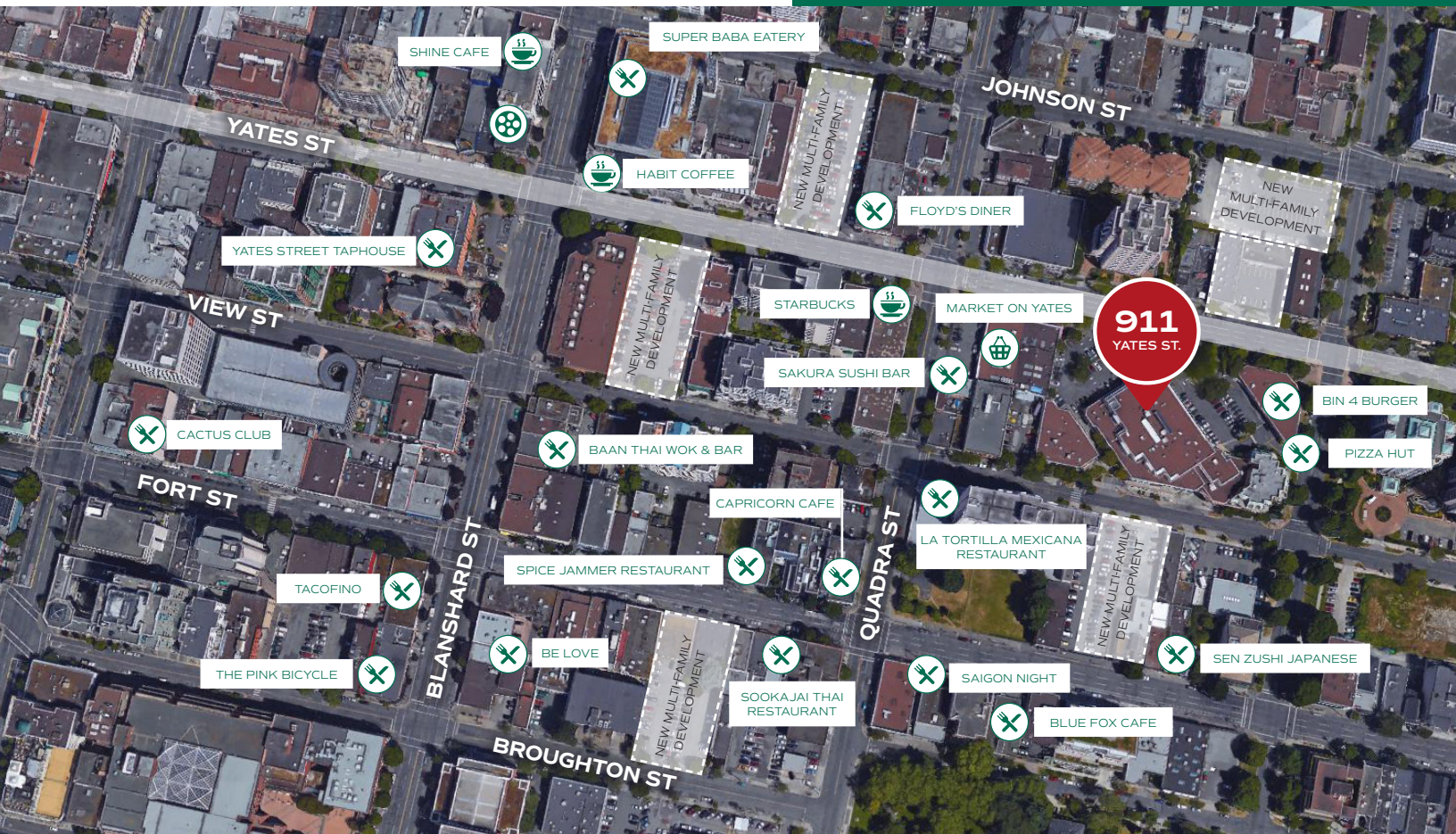
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# 911 YATES STREET

VICTORIA, BC

TURN-KEY SPACE  
IN PROFESSIONAL BUILDING

Located in the Harris Green district, the subject property is ideally situated mid-block Yates Street between Vancouver and Quadra Streets. This office building stands at the centre of the Harris Green retail centre, anchored by "The Market on Yates" supermarket and London Drugs. Amenities nearby include specialty retail shops, cafes and restaurants.



## DETAILS

<b>RENTABLE AREA</b>	Suite 214 - 1,603 SF Suite 218 - 1,374 SF
<b>ASKING NET RATE</b>	Suite 214 - \$16.00 PSF Suite 218 - \$19.00 PSF
<b>OP. COSTS &amp; TAXES</b>	\$14.09 PSF (2021 estimate)
<b>ZONING</b>	R-5 Zone

Permitted uses include retail stores, business and professional offices, financial lending institutions, bakeries, high tech, social and recreational clubs, and call centres.

- IT IS CURRENTLY BUILT OUT TO ACCOMMODATE A MEDICAL OFFICE TENANT
- THE FUNCTIONAL FLOOR PLAN INCLUDES A RECEPTION AREA, 7 CONSULTATION ROOMS, 1 OFFICE, KITCHENETTE AND HANDICAP ACCESSIBLE WASHROOM
- HVAC
- AMPLE ON-SITE CUSTOMER PARKING
- ELEVATOR ACCESS
- PROFESSIONALLY MANAGED BUILDING
- CENTRALLY LOCATED NEAR PLENTY OF AMENITIES

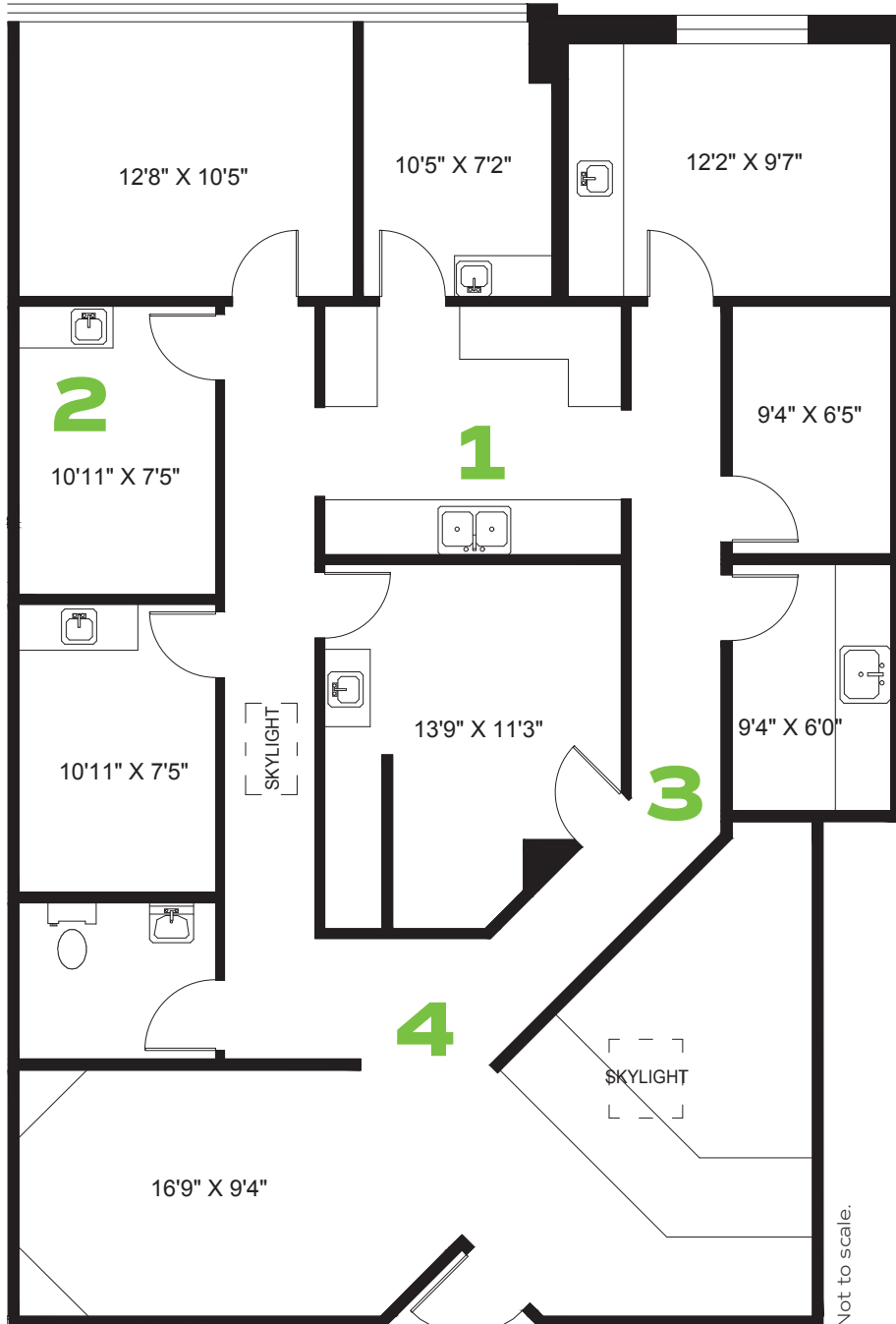
SUITE  
**214**

# 911 YATES STREET

VICTORIA, BC

1,603 SF

AVAILABLE IMMEDIATELY



CBRE Limited  
1026 Fort Street | Victoria, BC V8V 3K4 | [www.cbvictoria.ca](http://www.cbvictoria.ca)

**CBRE**

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SUITE  
**218**

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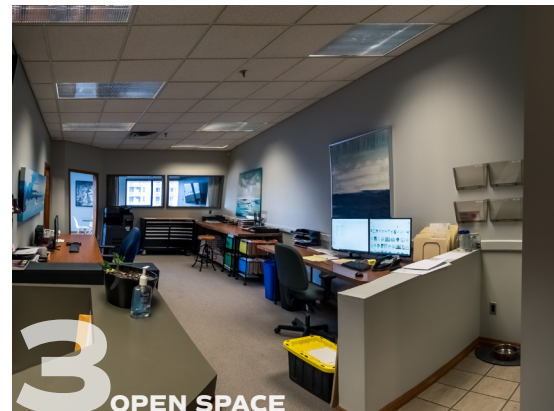
VICTORIA, BC

1,374 SF

AVAILABLE IMMEDIATELY



Not to scale.



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