

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:

**ROSS MARSHALL**

PERSONAL REAL ESTATE CORPORATION

VICE PRESIDENT | BROKERAGE SERVICES

**250 386 0004**

**ross.marshall@cbre.com**

**NATHANIEL SIMPSON**

SALES ASSOCIATE | BROKERAGE SERVICES

**250 386 0001**

**nathaniel.simpson@cbre.com**

**CBRE**



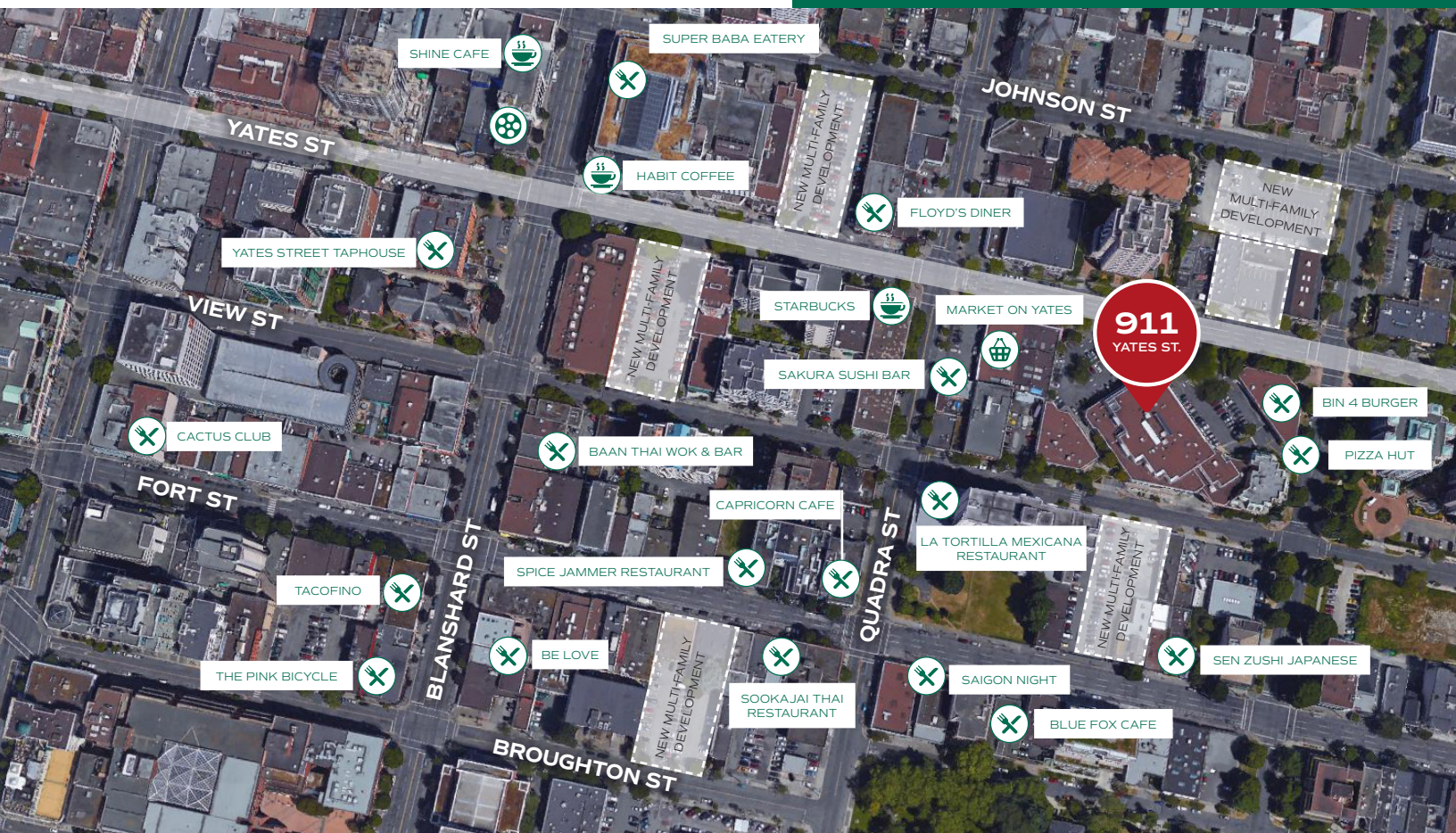
FOR  
LEASE

# 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

RENTABLE AREA	Suite 214 - 1,603 SF
	Suite 218 - 1,374 SF
ASKING NET RATE	Suite 214 - \$16.00 PSF
	Suite 218 - \$19.00 PSF
OP. COSTS & TAXES	\$12.27 PSF
	(2020 estimate)
ZONING	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

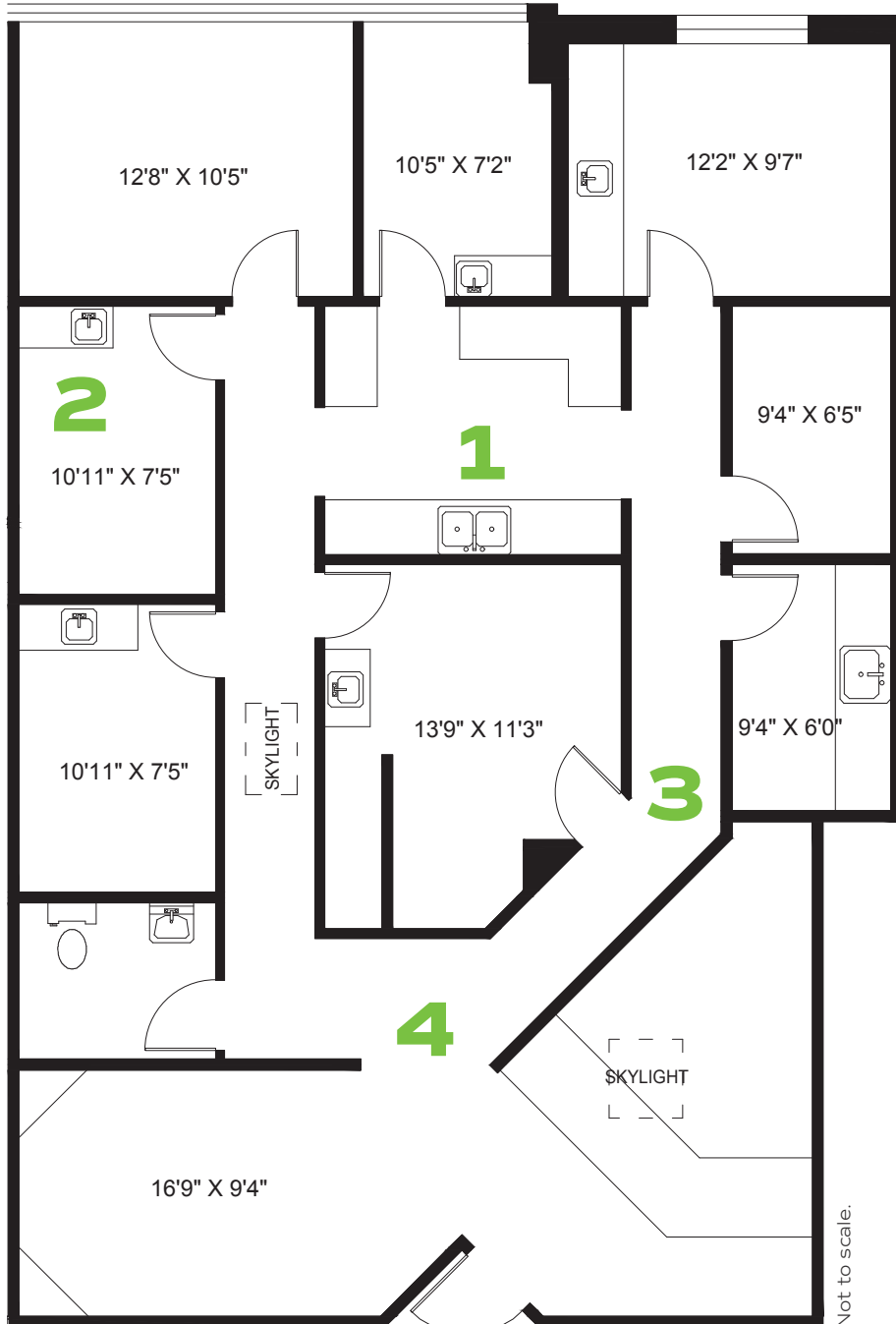
SUITE  
**214**

# 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**

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](mailto:canadamapping@cbre.com); DMTI Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.



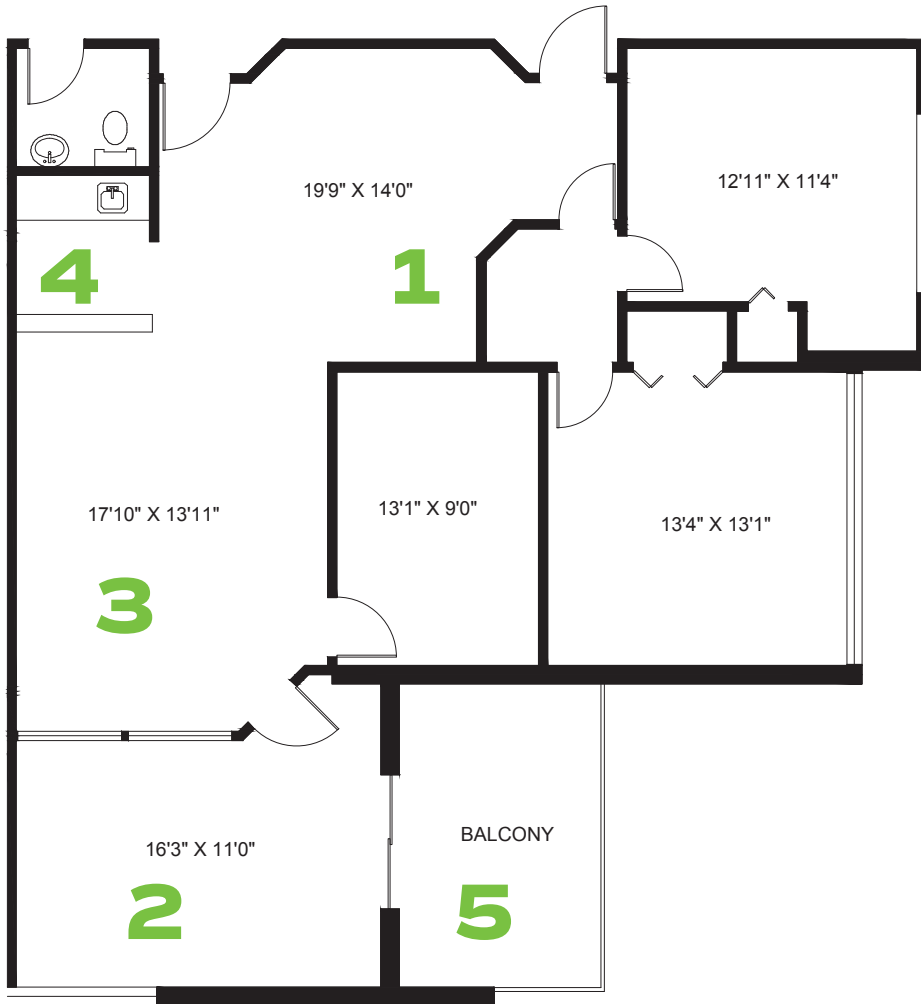
SUITE  
**218**

# 911 YATES STREET

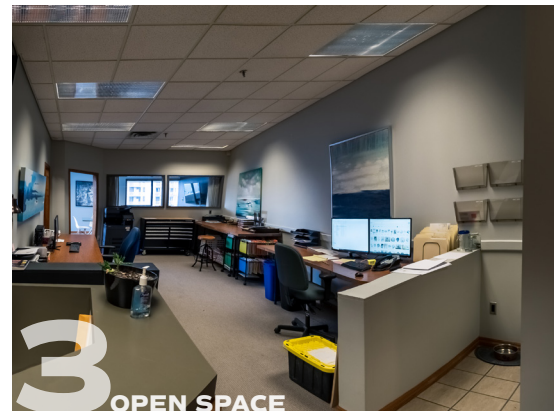
VICTORIA, BC

1,374 SF

AVAILABLE IMMEDIATELY



Not to scale.



**ROSS MARSHALL**  
PERSONAL REAL ESTATE CORPORATION  
VICE PRESIDENT | BROKERAGE SERVICES  
**250 386 0004**  
[ross.marshall@cbre.com](mailto:ross.marshall@cbre.com)

**NATHANIEL SIMPSON**  
SALES ASSOCIATE | BROKERAGE SERVICES  
**250 386 0001**  
[nathaniel.simpson@cbre.com](mailto:nathaniel.simpson@cbre.com)

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

**CBRE**