

FOR LEASE

SUITE 504

1120 YATES STREET

VICTORIA, BC



BRAND NEW OFFICE SPACE AT THE VICTORIA PROFESSIONAL BUILDING

- \ MOVE-IN-READY SPACE WITH HIGH-QUALITY IMPROVEMENTS
- \ CENTRAL LOCATION NEXT TO VICTORIA'S DOWNTOWN CORE
- \ AMPLE NATURAL LIGHT VIA BRAND NEW EXTERIOR GLAZING
- \ PROXIMITY TO NUMEROUS POPULAR FOOD/BEVERAGE OPTIONS
- \ WELL VENTILATED SPACE WITH HVAC THROUGHOUT
- \ LARGE KITCHENETTE/STAFF AREA



JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225
james.murray@cbre.com

CBRE

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TURN-KEY OFFICE SPACE

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VICTORIA, BC

THE OPPORTUNITY

SIZE: 651SF
NET RENT: \$18.00 PSF
ADDITIONAL RENT: \$16.73 PSF (2020 est)
*Includes utilities
AVAILABLE: Immediately

Excellent chance to lease turn-key office space on the top floor of the Victoria Professional Building. Located at the Eastern border of Victoria's downtown core, the Victoria Professional Building benefits from recently improved common areas and elevators as well as easy access to numerous high-quality amenities in the area. The subject space is newly improved and ideal for a variety of office or medical occupiers.



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

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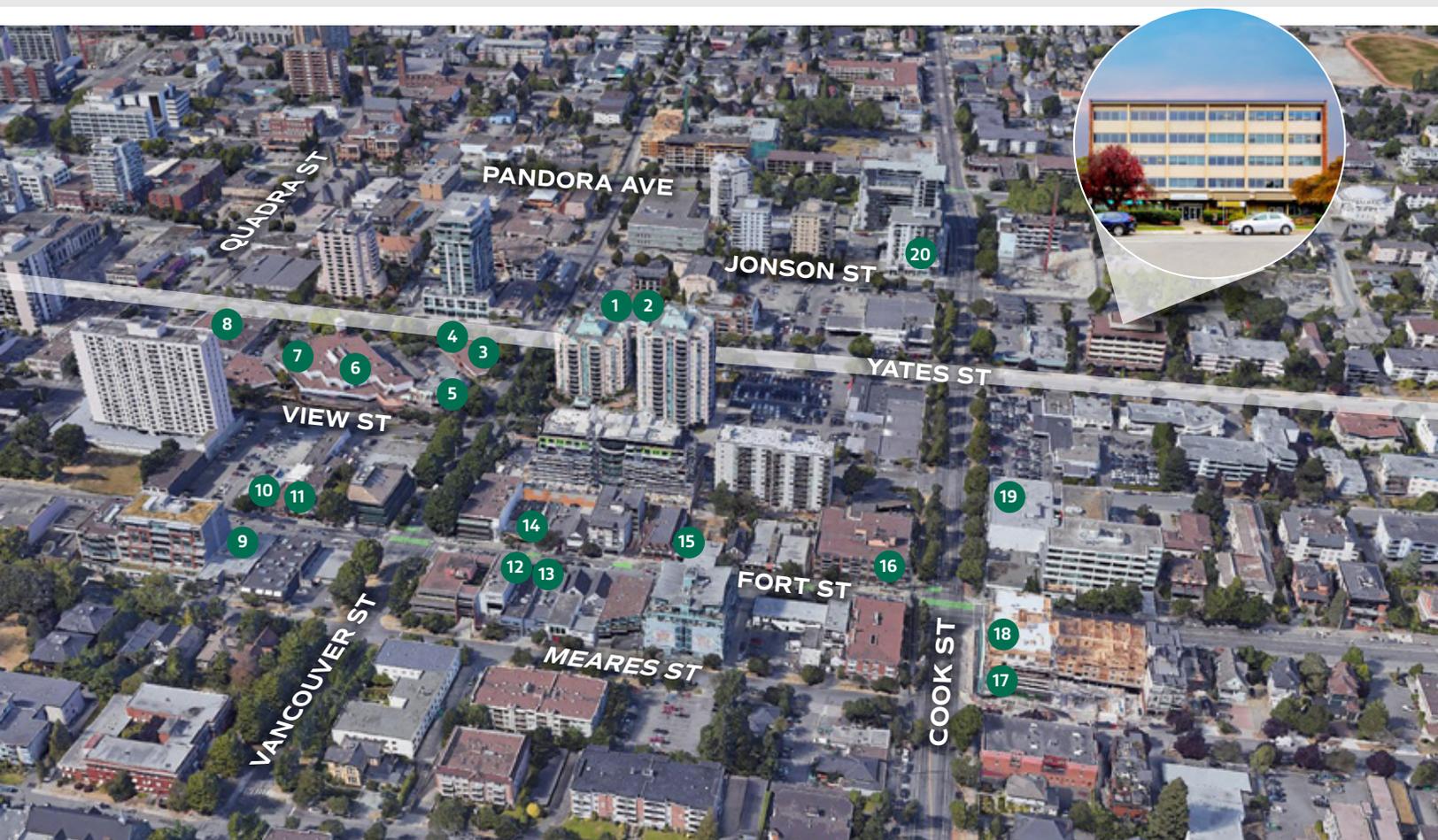
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AMENITIES NEARBY

- | | | | |
|-------------------------|-----------------------|-----------------------------|--------------------|
| 1 Orange Theory Fitness | 6 London Drugs | 11 Cafe Brio | 16 Subway |
| 2 Moxie's Grill & Bar | 7 COBS Bakery | 12 Mantra Indian Cuisine | 17 Bear & Joey |
| 3 Bin 4 Burger Lounge | 8 The Market on Yates | 13 Picnic Too | 18 The Ten Spot |
| 4 Yates Espresso Bar | 9 Blue Fox Cafe | 14 J&J Wontwon Noddle House | 19 Rexall |
| 5 Frontrunners Footware | 10 Sen Zushi | 15 Sally Bun | 20 The Cracked Mug |



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