

For Lease



200 - 911 YATES STREET | VICTORIA, BC

2,814 SF Turnkey Office Space

- Currently Built Out to Accommodate a Law Office Tenant
- 6 Private Offices, Large Boardroom & Spacious Reception Area
- HVAC
- Ample On-Site Customer Parking
- Ideally Located in the Harris Green Retail Centre
- Abundance of Amenities Within Walking Distance
- Professionally Managed Building

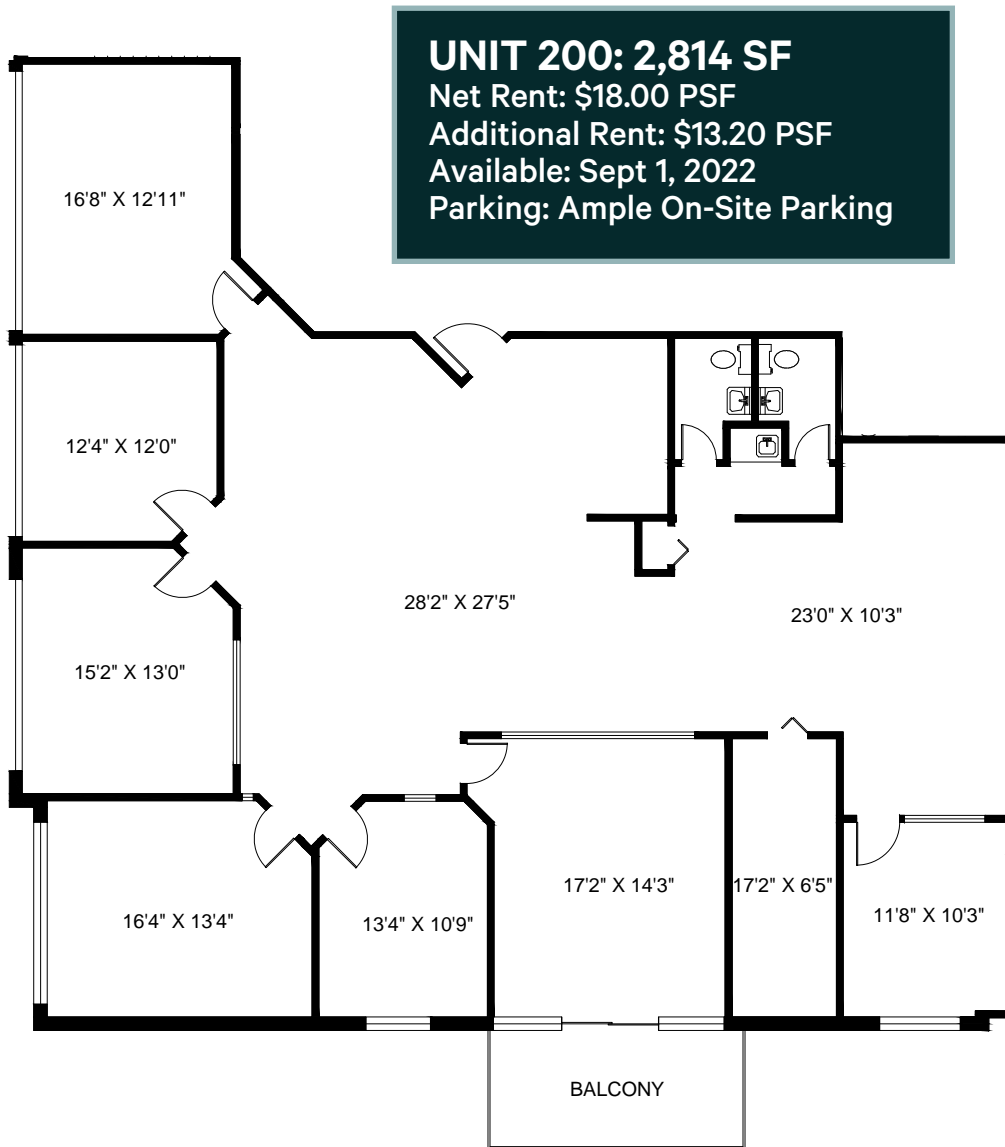
CBRE

| Devon

PROPERTIES

The Opportunity

CBRE Victoria is pleased to present move-in ready office space for lease in the Harris Green district, ideally located mid-block on Yates Street. The property benefits from plenty of amenities including: The Market on Yates, London Drugs and a impressive array of retail shops, cafes and restaurants. The space has been improved with private offices, a boardroom, two in-suite bathrooms, plenty of storage space and ample natural light.



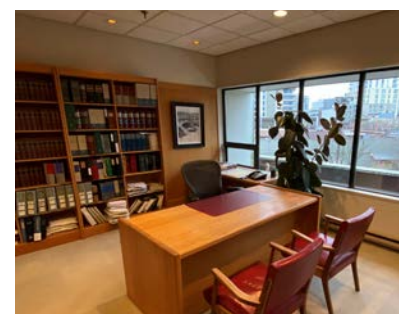
Lobby/Reception



Boardroom



Office



Office

Features:

- 6 private offices and 1 boardroom with large windows
- 2 bathrooms
- Spacious reception area/waiting room
- Wheelchair accessible with elevator access
- Ample storage space within suite

The Location

The subject property is located in Downtown Victoria within the Harris Green neighbourhood, surrounded by numerous lifestyle amenities within walking distance. Easily accessed by all modes of transportation, the space enjoys close proximity to the Central Business District, harbour area and all of the offerings Downtown Victoria provides. Rated a walker and biker's paradise with excellent transit scores, the location is ideal for a wide range of businesses.



Contact Us

LEIGHA RUSSELL

Real Estate Associate
Devon Properties
778 405 0885
lrussell@devonproperties.com

ROSS MARSHALL

Personal Real Estate Corporation
Senior Vice President
CBRE Victoria - Brokerage Services
250 386 0004
ross.marshall@cbre.com

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.

