## FOR LEASE







\* PIEROGI BAR

EROGI BAR \*

SüLT \*

- PROXIMITY TO A VARIETY OF FOOD & BEVERAGE ESTABLISHMENTS
- TURN-KEY SPACE WITH TWO PRIVATE OFFICES
- 🗸 🖌 AMPLE NATURAL LIGHT
- 🗸 RENT INCLUDES ELECTRICITY, HEAT, AND AC
- ✓ ONE SECURED PARKING STALL AVAILABLE

**CHRIS RUST** 

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



# **SUITE 202 607 YATES ST**

## FOR LEASE

#### THE OPPORTUNITY

| SIZE:       | 728 SF          |
|-------------|-----------------|
| GROSS RENT: | \$1,800 Monthly |
| AVAILABLE:  | Immediately     |

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



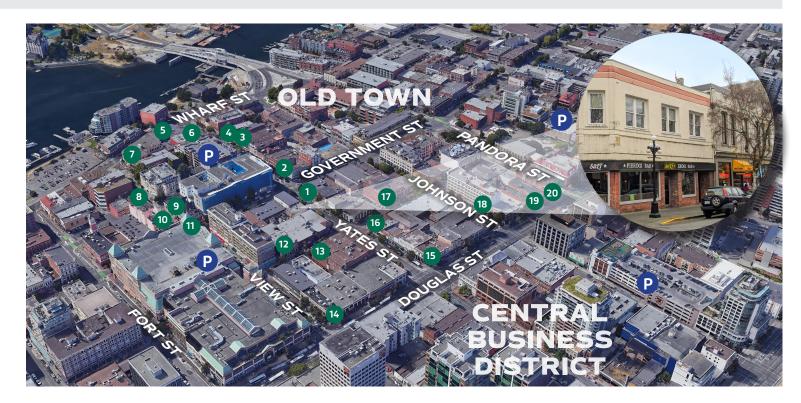
6 Fiamo Pizza & Wine Bar 7 The Local 8 Wind Cries Mary 9 Irish times Pub

Garrick's Head Pub

| 11 | Earl's Kitchen + Ba |
|----|---------------------|
| 12 | Tapa Bar            |
| 13 | West Coast Waffle   |
| 14 | McDonald's          |
| 15 | Circle K            |

16 Wild Coffee

- 17 Saint Frank's
- <sup>18</sup> The Ruby
- 19 The Mint
  - Veneto Bar Ristorante





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For further information contact:

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