

For Lease

CBRE



201 - 1100 Yates Street

Victoria, BC

8,333 SF + 2,935 SF Terrace Space

Brand New Daycare Space

The Opportunity

Brand New Daycare Space

201 - 1100 Yates Street (the NEST) offers Daycare operators the opportunity to lease a brand new high quality commercial unit within a mixed use commercial residential building. This space is located on the second floor of the 12-story NEST development, offering the unique advantage of being surrounded by 107 residential units within the same building and 12 residential buildings in the Harris Green Village. The project is truly connected to the community with excellent accessibility that will benefit any daycare operator.



The Premises

The unit is comprised of 8,333 sq. ft. of high quality indoor space with two exterior terraces for playground area. The building features a large outdoor court yard with additional playground space. Included with the space are 8 dedicated parking stalls for staff and 6 underground parking stalls for daycare patrons. Additional bicycle storage is also available. The space will be delivered in shell condition so tenant's can design the unit to suit their specific needs.



Lease Rate

Contact Listing Agent

Additional Rent

Contact Listing Agent

Availability

Q3 2024

Zoning

CD-16 (Fernwood Comprehensive Development District)

Daycare Space

Indoor Space	8,333 SF
Total	8,333 SF

Outdoor Terrace Space

North Terrace	1,940 SF
South Terrace	995 SF
Total	2,935 SF

Total SF

11,268 SF



Space Features

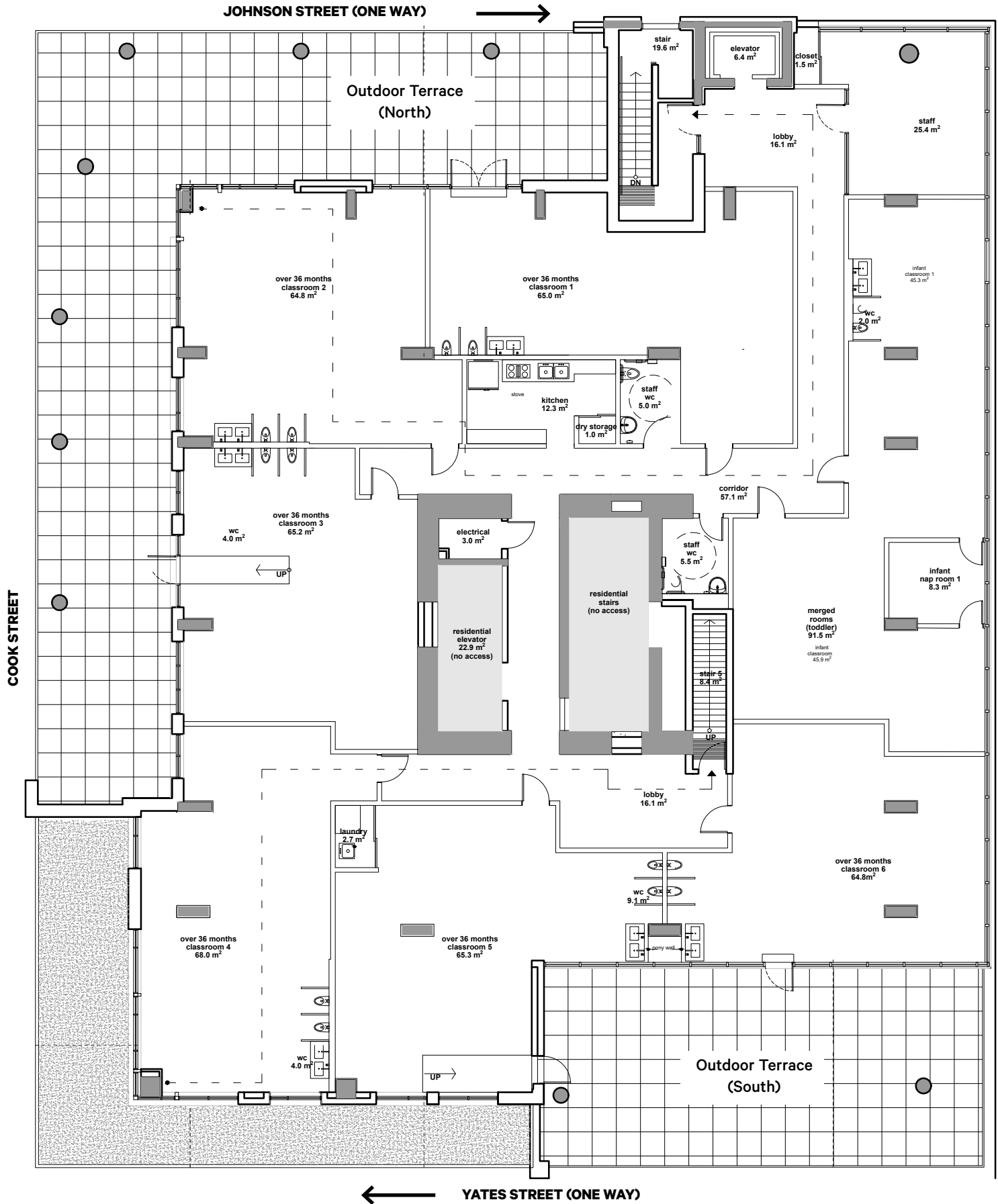
- 14 parking stalls
- 8 washrooms
- Kitchen

107
Residential Units

+10K
Traffic Count



Floor Plan - Example Layout





The Location

The subject property is positioned in Downtown Victoria, in close proximity to the thriving neighbourhood of Harris Green Village. This area combines elements of high traffic, downtown amenities, and a close connection to densely populated residential areas. The unit is part of a 12-story mixed-use development building. Within a 5KM radius, the population is 177,913, with a median age of 43, a household size of 2.6, and a household income of \$102,339. Notably, the location boasts outstanding bike, walk, and transit scores, making it highly accessible and ideal for a daycare group.

Walk Score

 **97** Biker's Paradise

 **88** Rider's Paradise

 **97** Walker's Paradise

walkscore.com

Contact Agent

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CBRE

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