

Office | For Lease

**CBRE**



UNIT **201**  
914 YATES STREET

*Full Office  
Floor Plate  
in Harris  
Green  
Village*



# Opportunity

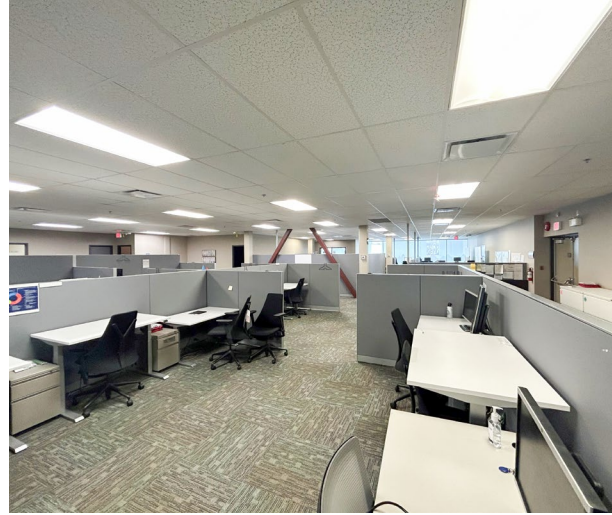
## 2nd Floor Office

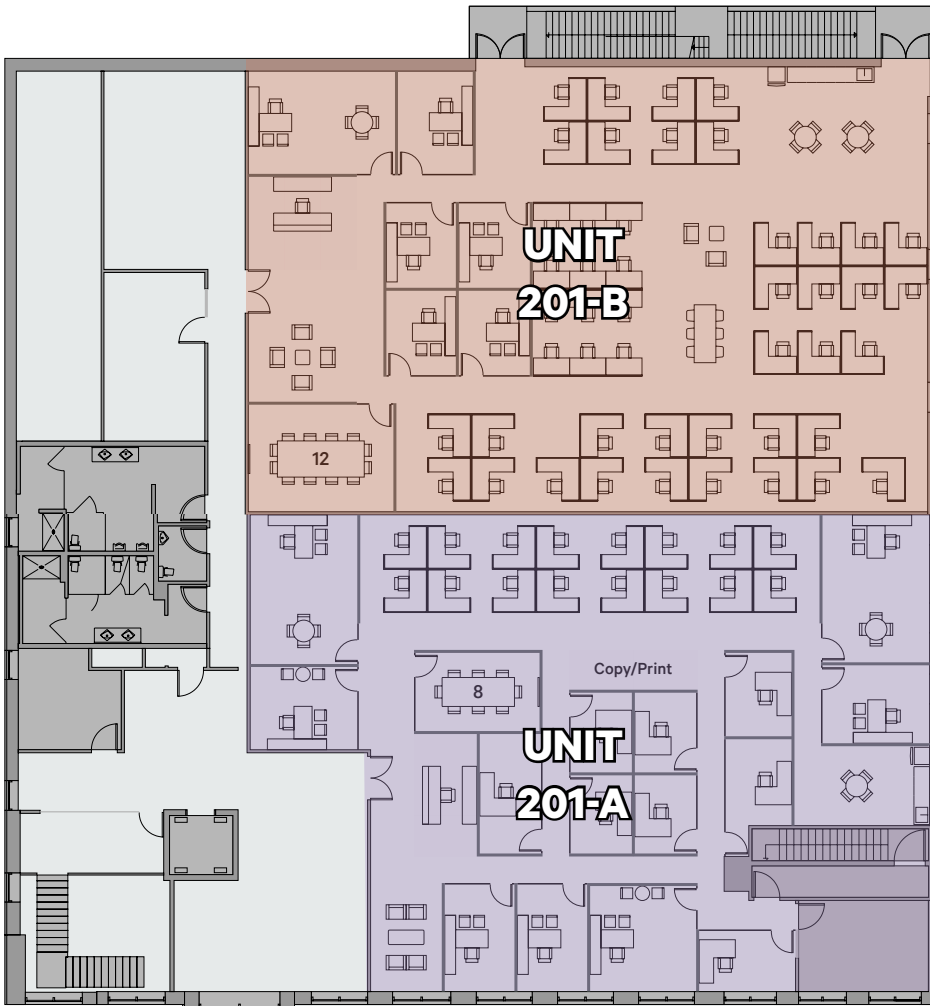
CBRE Limited is pleased to present the opportunity to lease office space in Harris Green Village. The office space, located at Unit 201 - 914 Yates Street, features a generous full floor plate of 13,441 SF. The building is equipped with secure bicycle storage, on-site management, and security. Its close proximity to Harris Green Village ensures easy access to a wealth of amenities and the downtown core. The building also offers excellent signage opportunities and boasts impressive walk, bike, and transit scores.

## Property Details

|                 |  |
|-----------------|--|
| Unit Size       | 13,441 SF*   |
| Lease Rate      | \$20.00  |
| Additional Rent | \$14.20  |
| Availability    | Immediately  |
| Zoning          | R-11 Zone: Central Area 900<br>Block Yates St District |

\*Potential Demising Options





# Demise Options

*Testfits*



Unit 201-B | Creative Office



Unit 201-A | Finance Office



**EASY BIKE  
& TRANSIT ACCESS**



**SECURE  
BICYCLE STORAGE**



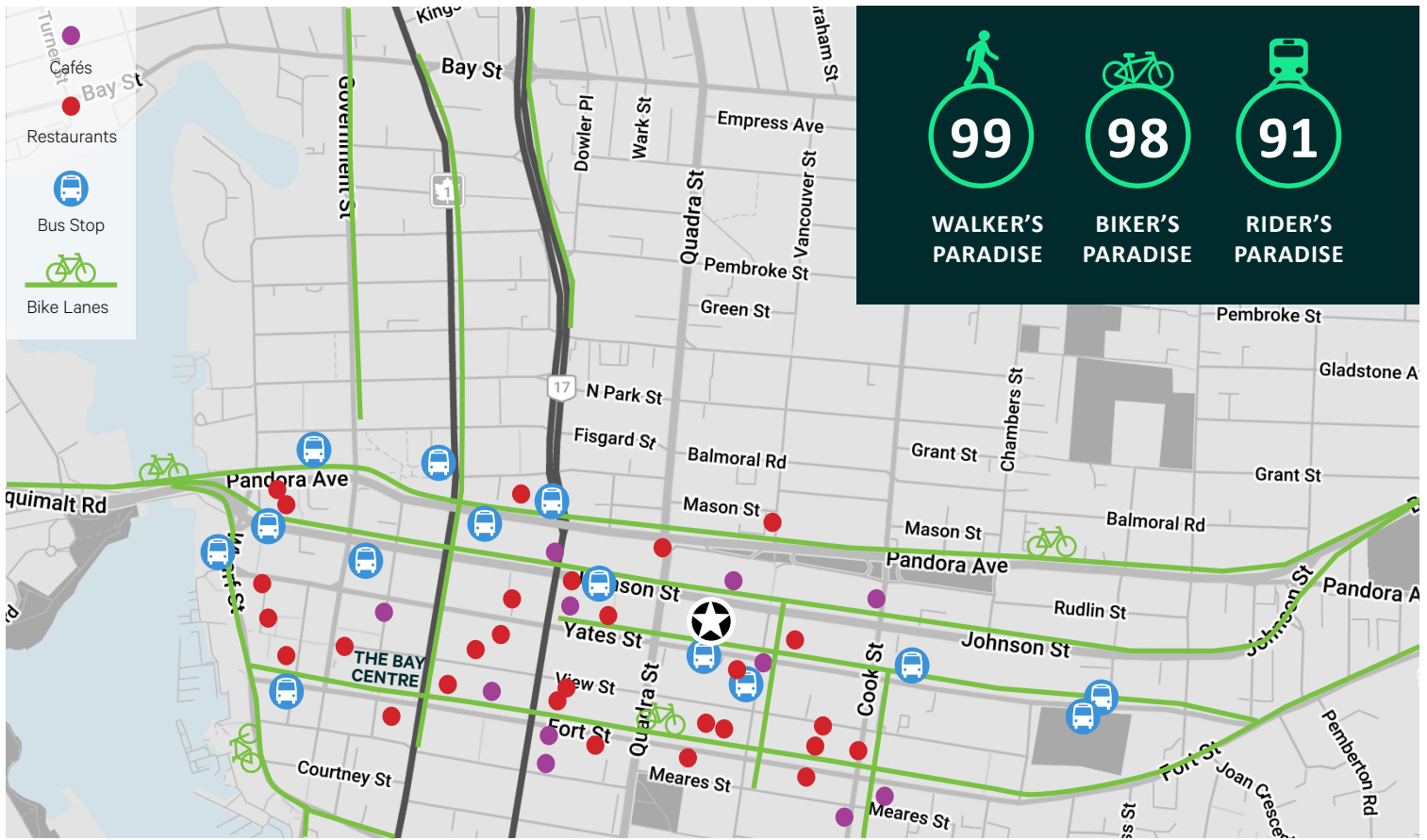
**END OF TRIP  
FACILITIES**



**ON-SITE MANAGEMENT  
& SECURITY**



**NEARBY SEVERAL  
AMENITIES**



# Location

## *Harris Green Village*

Experience the vibrant life in Harris Green Village, located in the heart of Victoria, BC. This prime location boasts a variety of shops and restaurants right at your doorstep, including Bin 4 Burger Lounge, Boomtown, Moxies, Zambri's, Market on Yates, and London Drugs. With easy access to public transportation, commuting is effortless. The central location allows for seamless connectivity, making it an excellent location for an array of business types.

### CONTACT US

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**CBRE**

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