



836 Yates Street

Victoria, BC

Contact Us

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Yates Street

Office Opportunities

CBRE Victoria is pleased to present 836 Yates Street, a well located office building within the Harris Green neighbourhood. The property offers available floor plates from 3,194 square feet up to 27,111 square feet. The building features on-site underground parking, an abundance of natural light, kitchenettes and washrooms on every floor, as well as bicycle storage. Nearby amenities include London Drugs, Market on Yates, Anytime Fitness, and a variety of food and beverage options. Access to 836 Yates Street is convenient, with excellent walk, bike, and transit scores. A transit stop is located adjacent to the building. The Central Business District zoning accommodates a wide range of business uses, making this an ideal location for your new office.

Highlights

- 

Range of available floor plates
3,194 - 27,111 SF
- 

Exterior patio space
- 

On-site underground parking & bike storage
- 

Amenity rich neighbourhood



Drive Times


24 MIN
to Langford

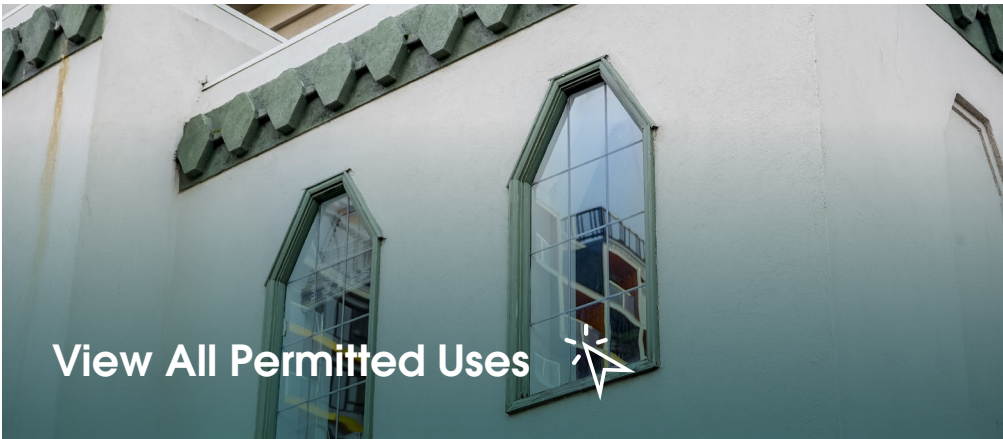

35 MIN
to BC Ferries


30 MIN
to Victoria
International Airport

Unlock Your Potential

Details

Address	836 Yates Street Victoria, BC
Unit 100	4,515 SF
Unit 101	3,194 SF
Unit 200	9,584 SF (demisable)
Unit 302	4,981 SF
Unit 400	4,837 SF + Private Patio
Total Available	27,111 SF
Lease Rate	Contact Listing Agents
Additional Rent	\$14.68 PSF (2026 est.)
Zoning	Central Business District-2 (CBD-2)
Parking	On-site underground parking available



FLOOR 1

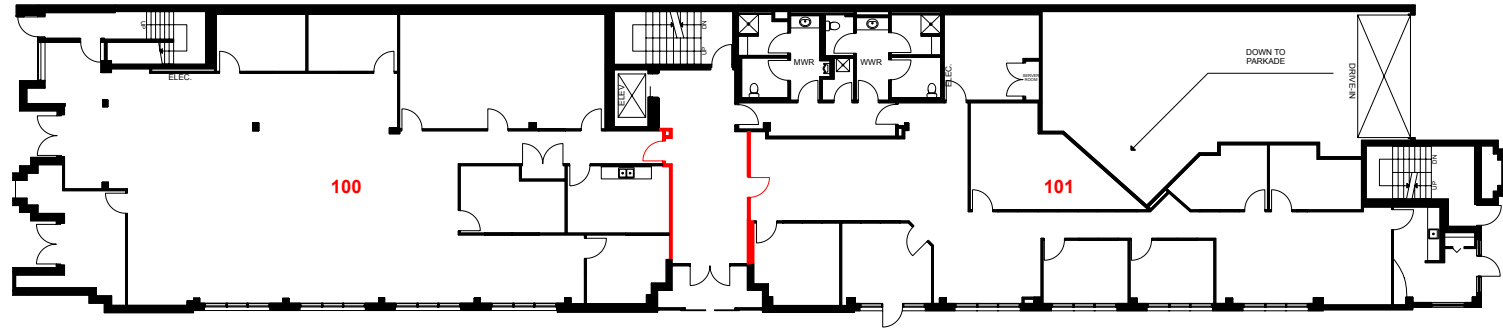
Unit 100: 4,515 SF

Unit 101: 3,194 SF

TOTAL AVAILABLE 7,709 SF

UNIT HIGHLIGHTS

- + Common area washrooms & showers
- + Unit 101 has 6 offices, 1 boardroom, & a kitchenette
- + Unit 100 has 4 offices, 1 boardroom, a kitchenette, & direct street access

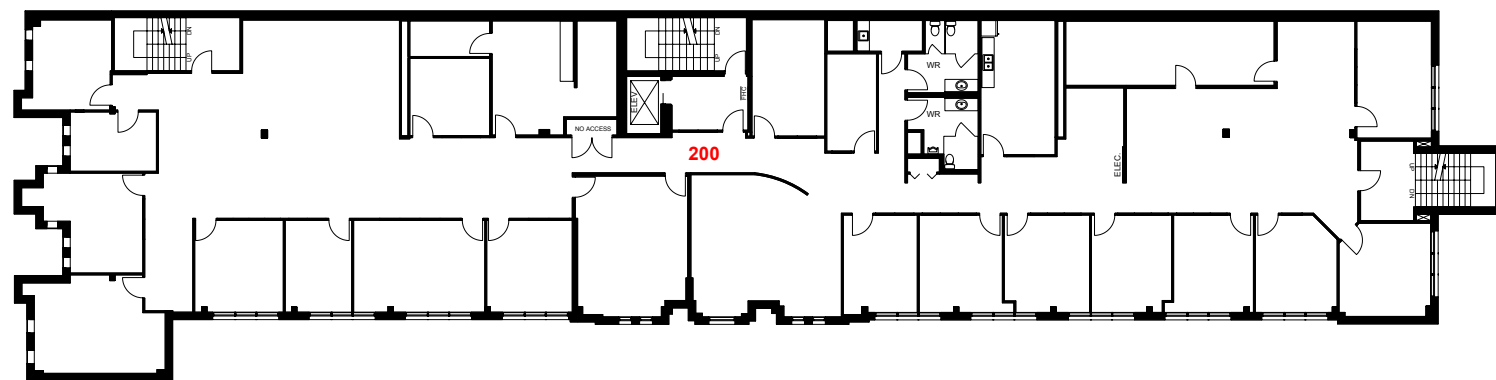


FLOOR 2

Unit 200: 9,584 SF*

UNIT HIGHLIGHTS

- + 18 offices
- + 2 boardrooms
- + 2 private washrooms
- + Kitchenette/lunch area
- + Flex area & ample open workspace



*Demisable

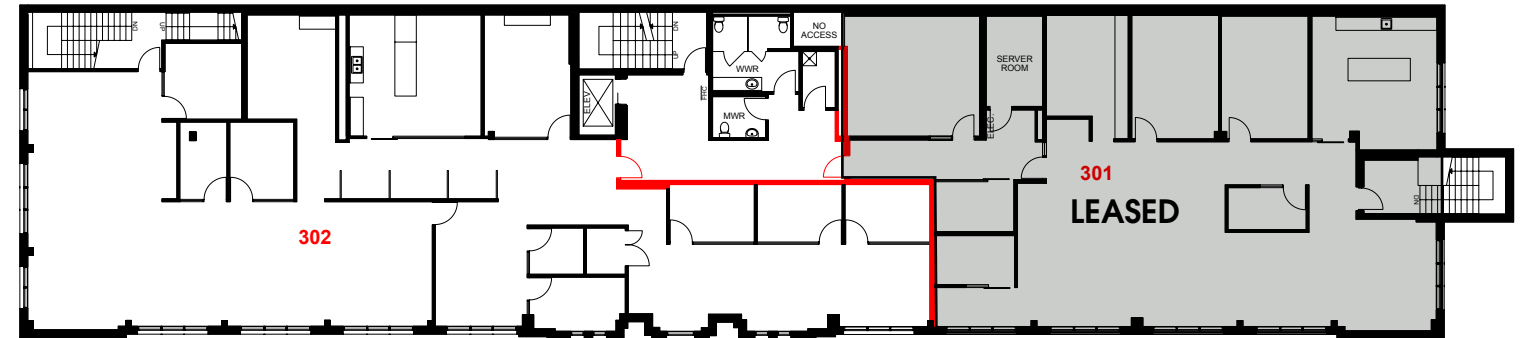
FLOOR 3

Unit 301: LEASED

Unit 302: 4,981 SF

UNIT HIGHLIGHTS

- + 3 call rooms
- + 1 boardroom & kitchenette
- + 6 offices
- + Common area washrooms & showers
- + Ample open workspace

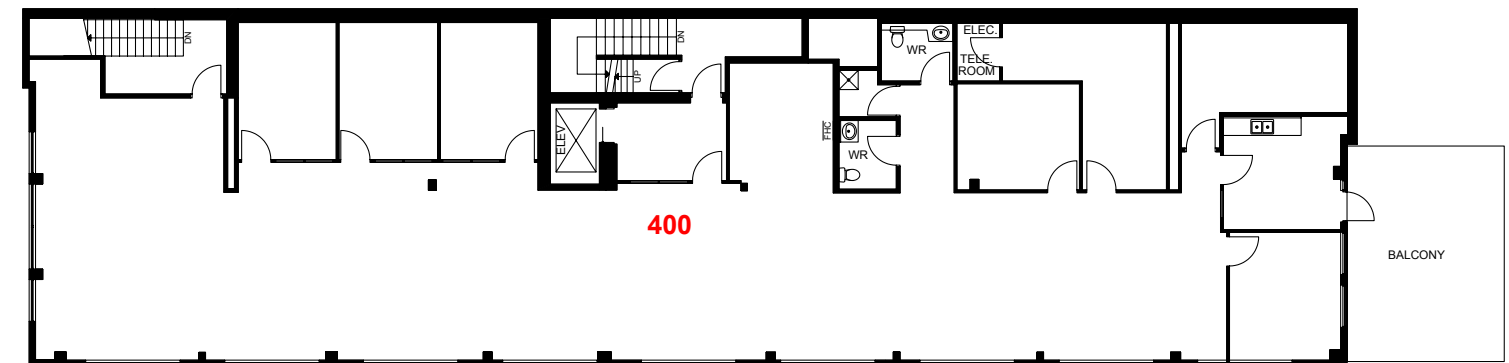


FLOOR 4

Unit 400: 4,837 SF

UNIT HIGHLIGHTS

- + Private patio access
- + 6 offices
- + Ample open workspace & kitchenette/lunch area
- + 2 private washrooms & 1 shower
- + 1 flex room



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Victoria, BC

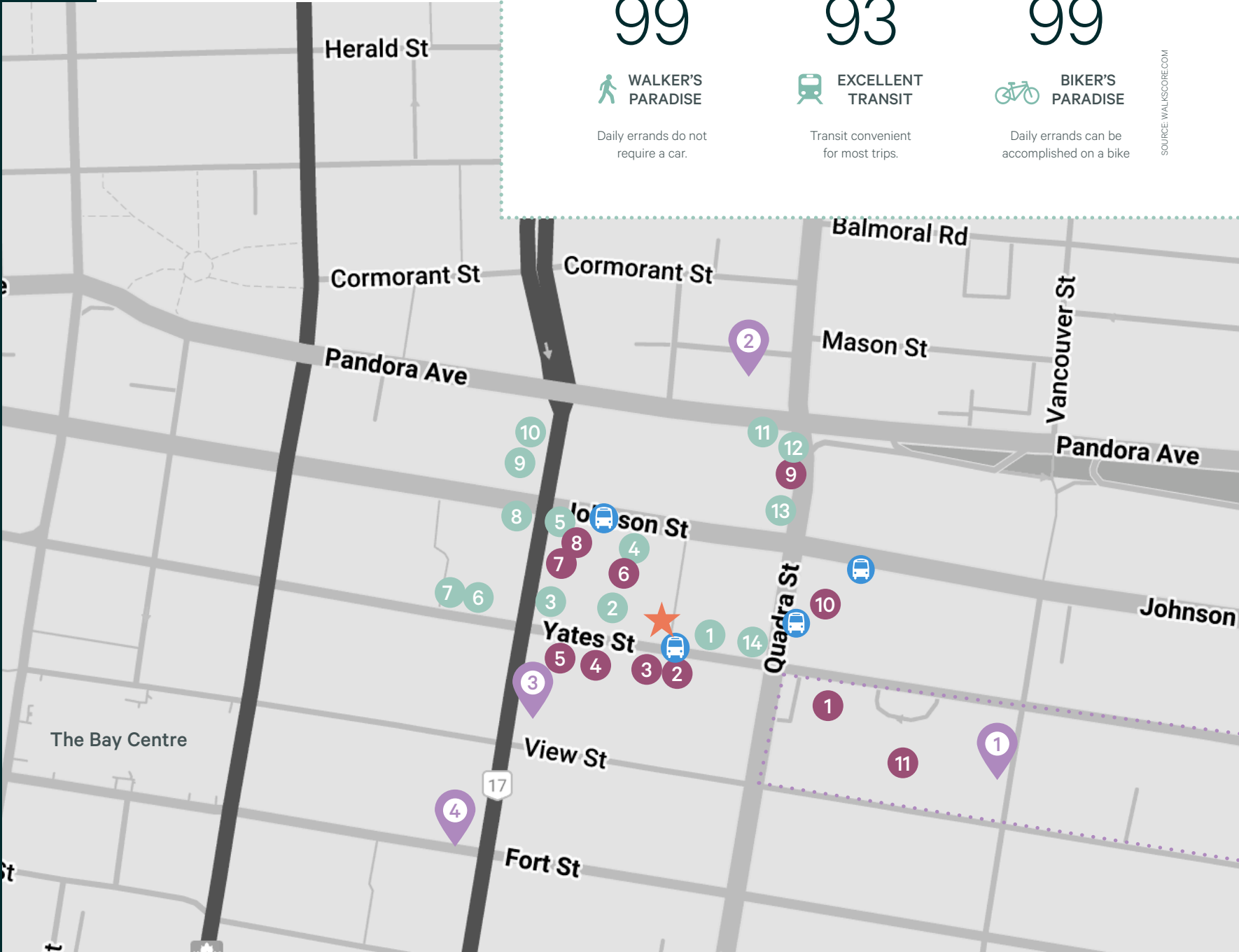
Location

★ **Subject**
836 Yates Street, Victoria, BC

● Cafes + Restaurants

- 1. OEB Breakfast Co
- 2. Zambri's
- 3. Habit Coffee
- 4. Taoisis Ramen
- 5. Superbaba
- 6. Roll N Bowl
- 7. Brickyard Pizza
- 8. Shuck Taylor's
- 9. Macchiato Caffè
- 10. Tim Hortons
- 11. Bold Butchery & Grill
- 12. Mantu Afghan Persian Cuisine
- 13. Nor. Coffee
- 14. The Poke Lounge

New & Upcoming Developments



99

WALKER'S
PARADISE

Daily errands do not
require a car.

93

EXCELLENT
TRANSIT

Transit convenient
for most trips.

99

BIKER'S
PARADISE

Daily errands can be
accomplished on a bike

SOURCE: WALKSCORE.COM



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