

YATES CENTRE

FOR LEASE

## 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

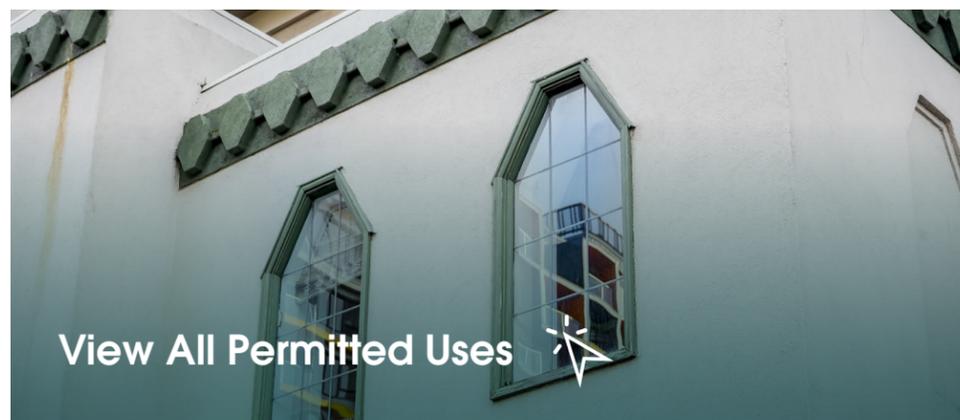
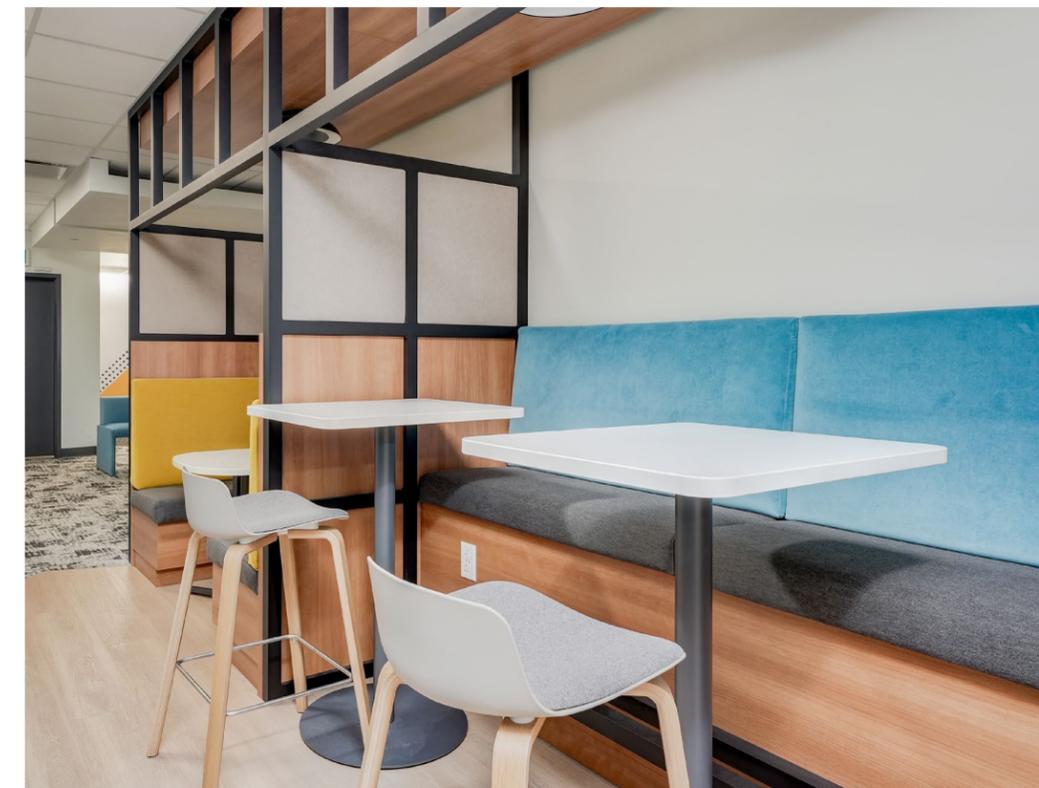
  
**35 MIN**  
to BC Ferries

  
**30 MIN**  
to Victoria  
International Airport

# Unlock Your Potential

## Details

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



# FLOOR 1

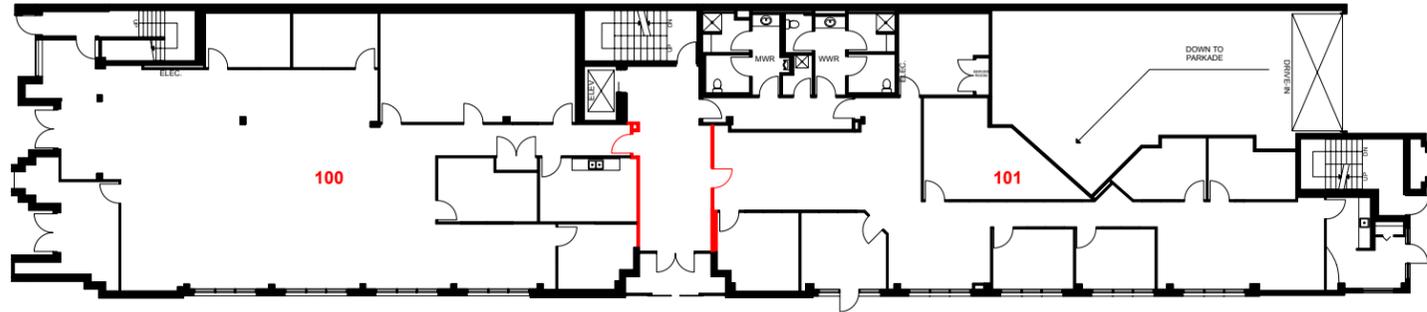
Unit 100: 4,515 SF

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



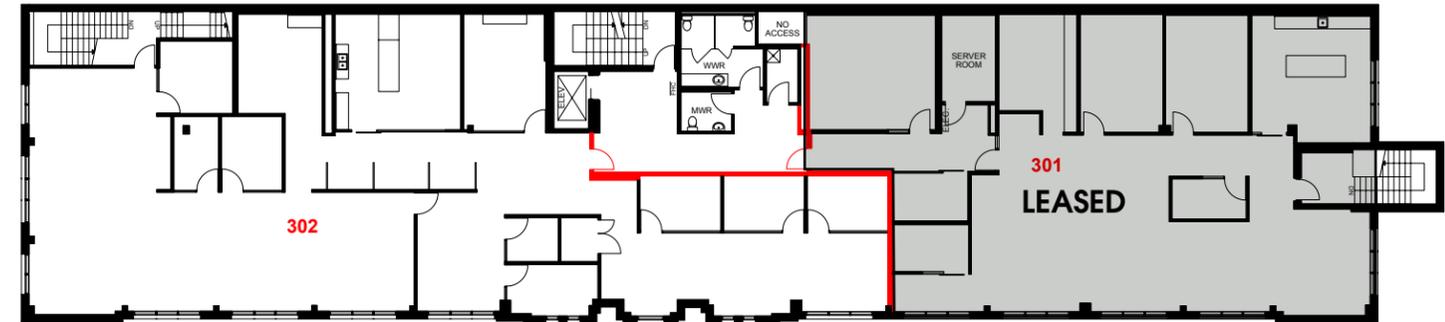
# FLOOR 3

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

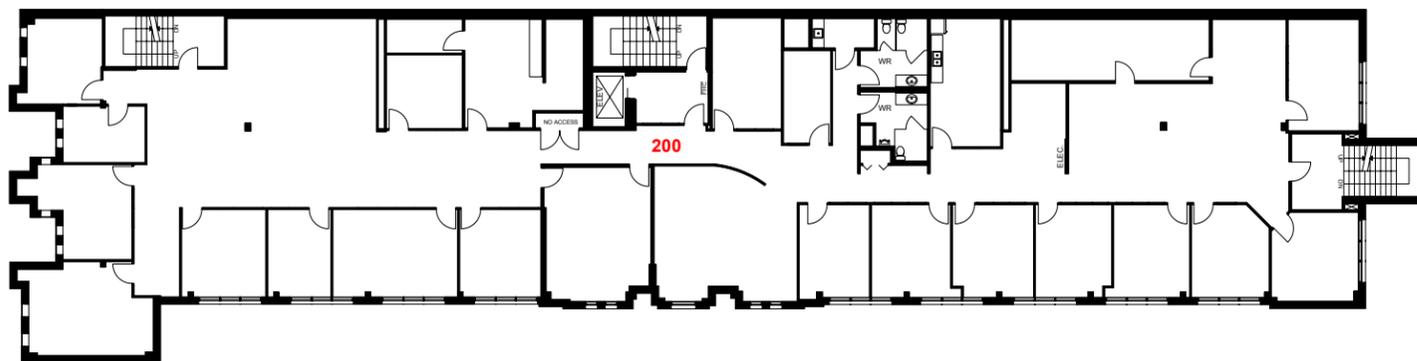


# FLOOR 2

Unit 200: 9,584 SF\*

## UNIT HIGHLIGHTS

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



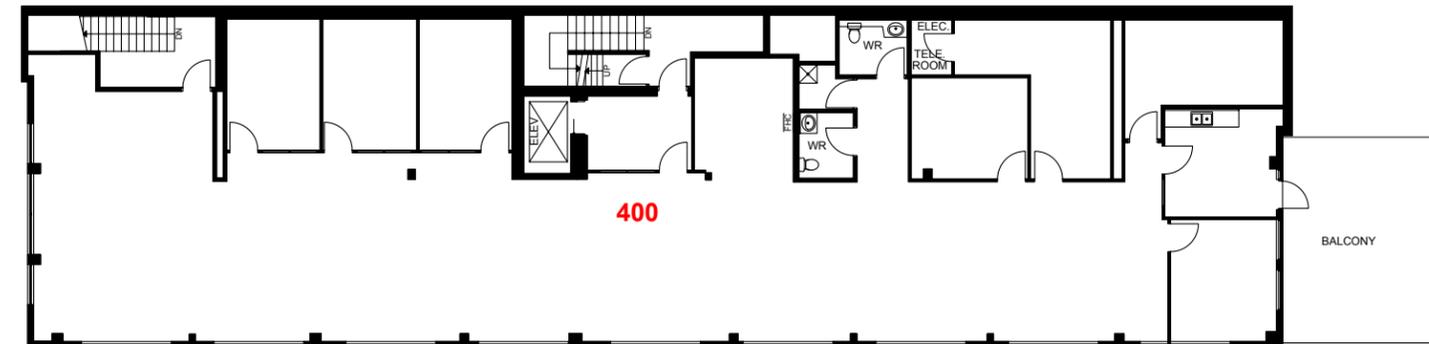
\*Demisable

# FLOOR 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



836 Yates Street  
Victoria, BC

# Location

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

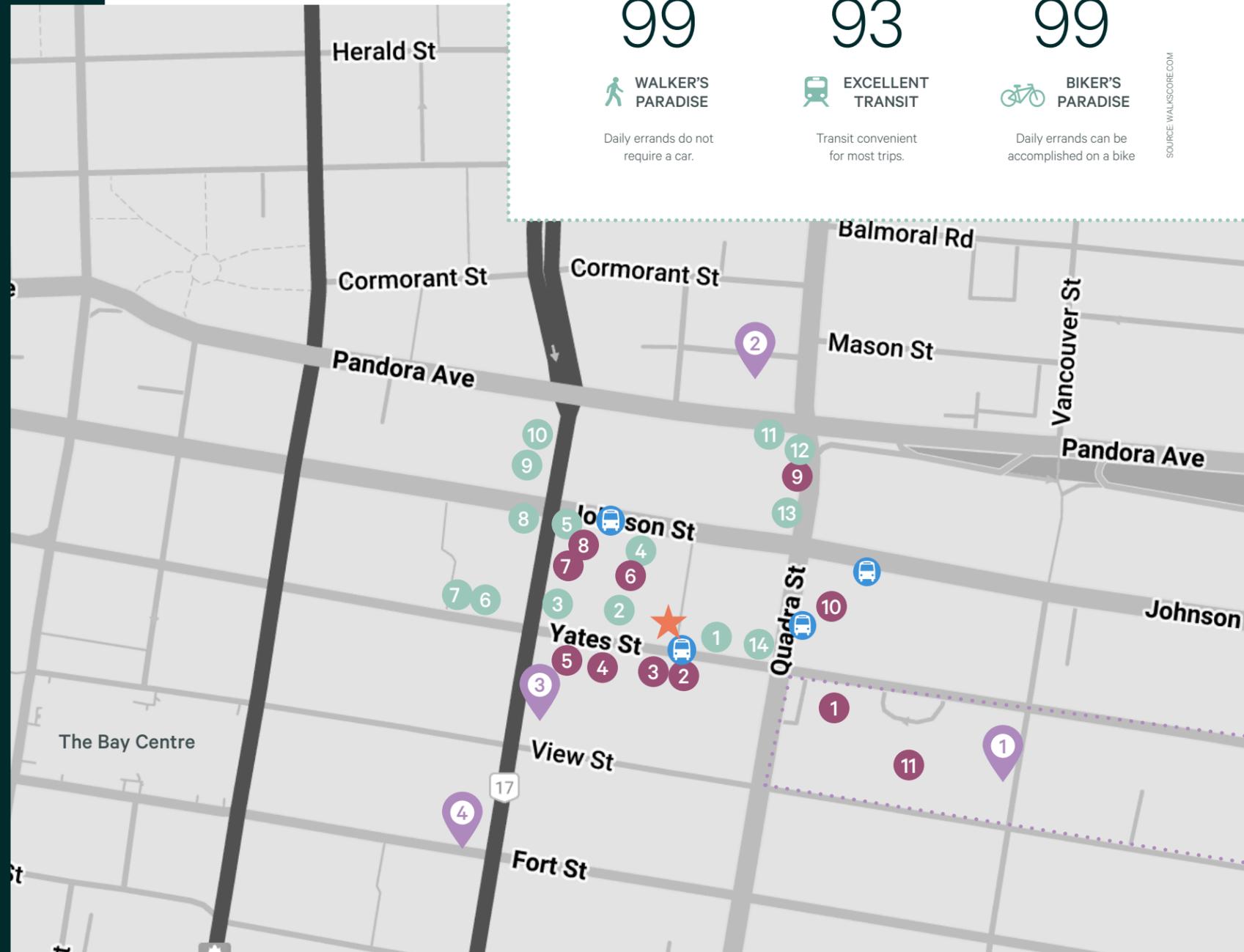
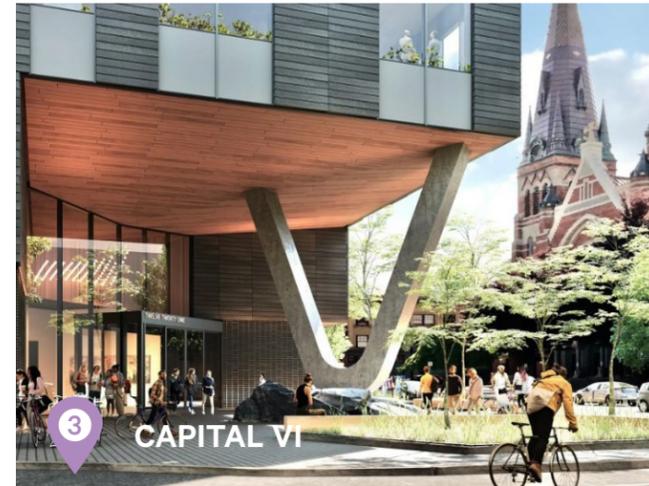
## ● Cafes + Restaurants

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 Caffe
10. Tim Hortons
11. Bold Butchery & Grill
12. Mantu Afghan Persian Cuisine
13. Nor. Coffee
14. The Poke Lounge

## ● Shopping + Services

1. Market On Yates
2. World of Vision & Discovery Optical
3. MyLan Nails & Spa
4. Anytime Fitness
5. Capitol 6 Theatres
6. Poppies Floral Art
7. Bishop's Family Cycles
8. Head Over Heels
9. Clarity Cannabis
10. Big O Tires
11. London Drugs

## 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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