

For Lease

794 Yates St & 1312 Blanshard St
Victoria, BC

TURN-KEY OFFICE SPACES AVAILABLE IN THE HISTORIC CARNEGIE BUILDING



DEMISING OPTIONS BETWEEN 3,505 - 10,841 SF!

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**AVISON
YOUNG**

794 Yates St & 1312 Blanshard St

LEASEABLE AREA

794 Yates St (1st Floor) – 3,505 SF*

794 Yates St (2nd Floor) – 3,525 SF

1312 Blanshard St (2nd Floor) – 3,811 SF*

**can be combined with 2nd Floor of 794 Yates St*

NET RENT

794 Yates St (1st Floor) – \$17.00/SF

794 Yates St (2nd Floor) – \$18.00/SF

1312 Blanshard St (2nd Floor) – \$18.00/SF

ADDITIONAL RENT

\$15.07/SF (2023 est.)

Includes hydro!

AVAILABLE

794 Yates St (1st Floor) – Immediately

794 Yates St (2nd Floor) – With Notice

1312 Blanshard St (2nd Floor) – Immediately

Opportunity Highlights



Excellent location in Central Business District



Iconic heritage building with historical significance



Move-in-ready spaces with modern improvements



Proximity to numerous restaurants, cafes, and services



Ample natural light and large windows throughout



Access to common fitness facility, showers, and bike room

The Opportunity

Excellent opportunity to occupy move-in-ready spaces in the historic Carnegie Building. Located within Downtown Victoria's Central Business District, the Carnegie Building benefits from its immediate proximity to the best cafes, restaurants, bars, and services that Victoria has to offer. Additionally, the building benefits from its iconic frontage, on-site amenities, and ease of access via bus, bike, and foot.



Feature Sheet – 794 Yates St (1st Floor) – 3,505 SF

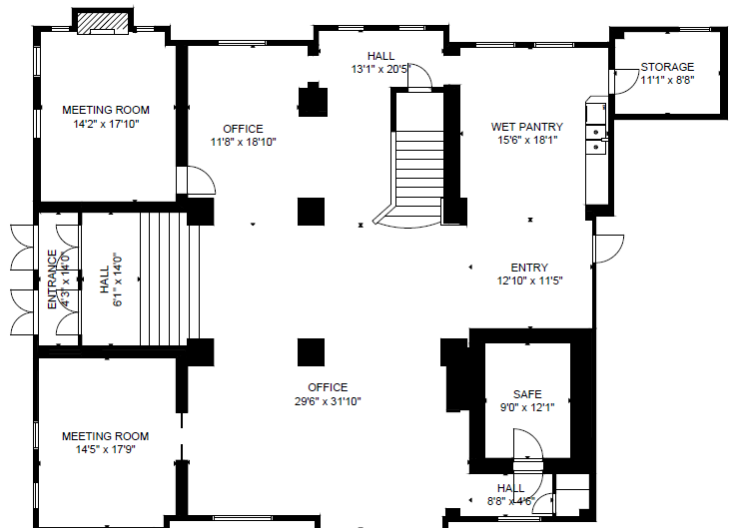
CLICK BELOW FOR VIRTUAL TOUR

[CLICK HERE](#)



Features:

- Iconic heritage frontage
- High-exposure corner
- Ample natural light
- Open-concept floor plan
- Two offices/meeting rooms
- Ample storage within unit



Feature Sheet – 794 Yates St (2nd Floor) – 3,525 SF

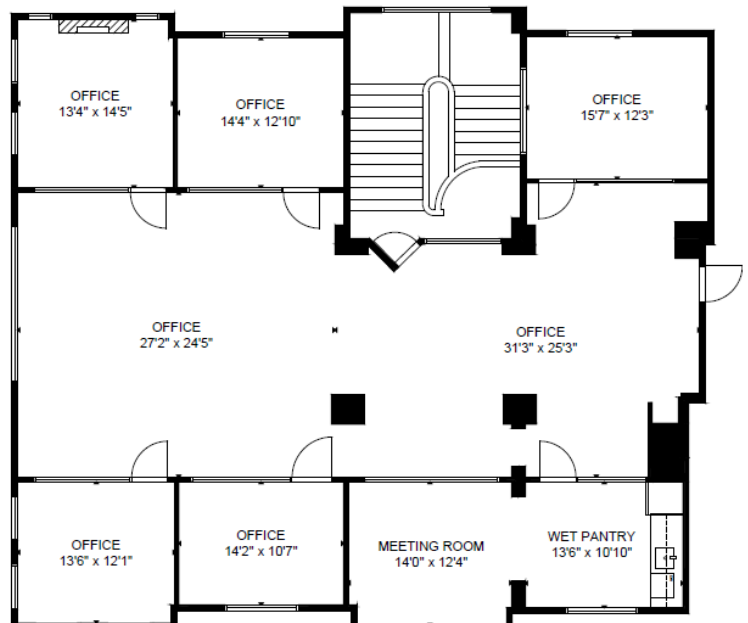
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Features:

- Historic arches throughout
- Ample natural light
- High-quality glazed offices
- Open-concept workspace
- Large kitchen/staff area



Feature Sheet – 1312 Blanshard St (2nd Floor) – 3,811 SF

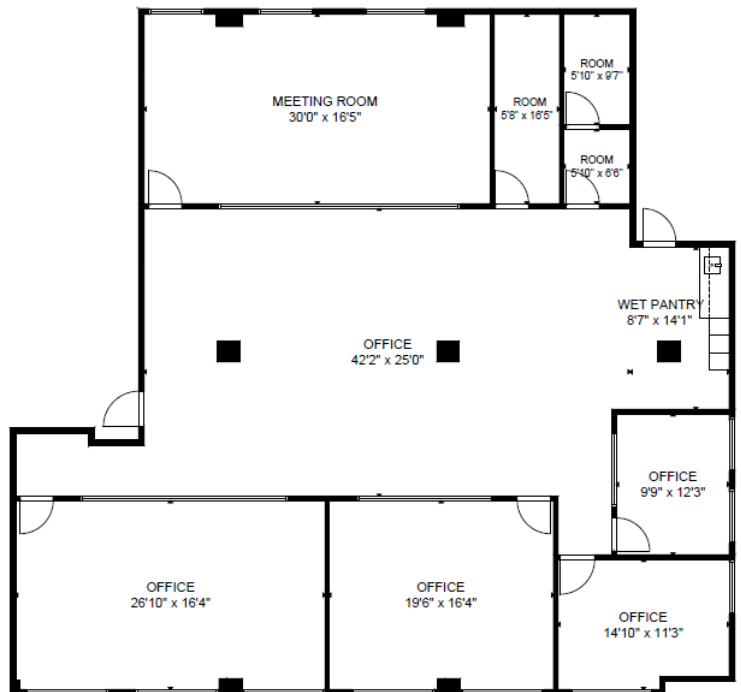
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Features:

- Ample natural light
- Open-concept workspace
- Open-concept kitchen area
- 3 large meeting rooms
- 2 executive offices
- Ample storage in unit





Local Area Highlights

- | | |
|-------------------------|----------------------------------|
| 1 Habit Coffee | 11 Interactivity Board Game Café |
| 2 Zambri's | 12 Bank of Montreal |
| 3 Superbaba | 13 Vancity Credit Union |
| 4 Foo Asian Street Food | 14 Burger King |
| 5 Yates Street Taphouse | 15 7-Eleven |
| 6 Brickyard Pizza | 16 John's Place |
| 7 Papa Moe's | 17 Tacofino |
| 8 Fol Epi Bakery | 18 Macchiato |
| 9 Bulk Barn | 19 Baan Thai |
| 10 Scotiabank | 20 Italian Food Imports |



WALKER'S
PARADISE



RIDER'S
PARADISE



BIKER'S
PARADISE

Contact us for more information

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