

A large, multi-story brick building with many windows, located on a city street corner. The building has a classic architectural style with decorative elements. The street in front has a crosswalk and some outdoor seating for a cafe.

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645 Fort Street | Victoria, BC

The Yarrow Building

The Historic Yarrow Building is a six-storey office and retail building bordered by Fort, Broad, and Broughton Streets.

- Range of unit sizes available
- Professionally managed by Newport Property Management
- On site building manager
- Secure bike storage and end of trip facilities
- Move-in ready office spaces

Office space

For lease

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Building Amenities

- Two elevators at the main Fort Street lobby, plus a third at the Broughton Street side
- Common washrooms on each floor
- Shared boardroom facility with kitchen, available for booking by all tenants
- Janitorial services included
- Canada Post pick up in Lobby

The Historic Yarrow Building is a six-storey office and retail building bordered by Fort, Broad, and Broughton Streets. The layout of the building combined with a proactive landlord provides flexibility to accommodate tenant growth within the building. Many amenities nearby include: The Bay Centre, GoodLife Fitness, restaurants, coffee shops and retailers. Accessible by main bus routes and bike routes. Broughton Street Parkade and The Bay Centre Parkade are both a block away with ample surface metered parking.



Bike Score

79



Walk Score

100



Transit Score

76



First Floor Overview



Unit	Rentable Area	Base Rental (\$/SF per annum)	Additional Rent (2025 Est. \$/SF)*	Comments
109B	1,505.2 SF	\$16.00	\$15.36	Built-out office with 4 perimeter window offices, 2 interior offices, reception and a kitchenette.
123	1,272.5 SF	\$16.00	\$15.10	Built-out office with three perimeter private offices with windows, plus one interior office.
127	848.6 SF	\$16.00	\$15.36	Open plan layout with kitchenette.

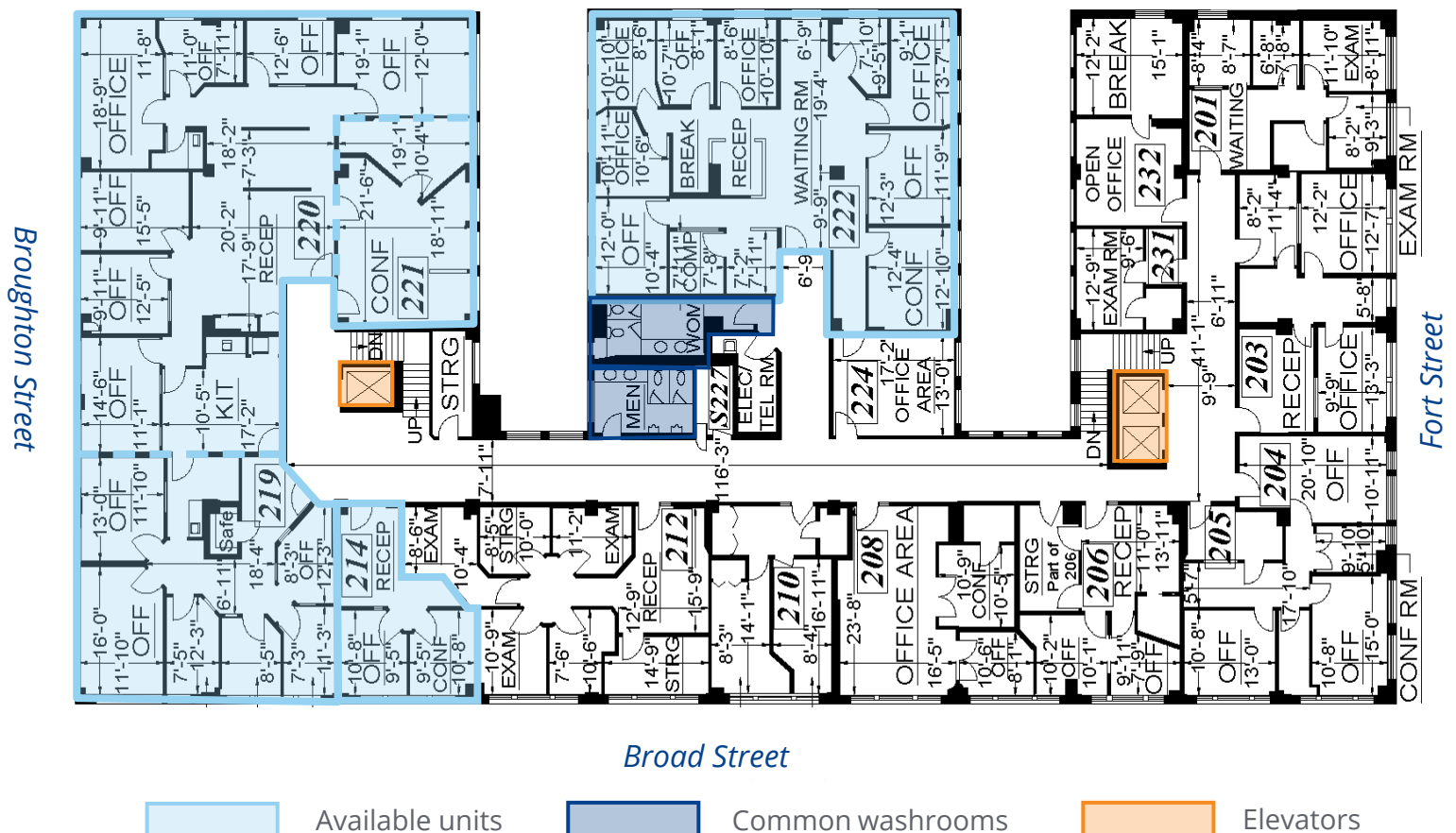
*\$15.36/SF indicates unit has air conditioning



Second Floor Overview



Unit	Rentable Area	Base Rental (\$/SF per annum)	Additional Rent (2025 Est. \$/SF)*	Comments
214 ¹	459.7 SF	\$16.00	\$15.10	Move-in ready space with a reception, office, & conference room.
219 ¹	1,356.4 SF	\$16.00	\$15.10	Move-in ready corner office with 5 perimeter offices.
220 ¹	2,580.4 SF	\$16.00	\$15.36	Built out with 7 perimeter offices, kitchen/staff area and open work spaces. An abundance of windows provides wonderful natural light into the unit.
221 ¹	635.6 SF	\$16.00	\$15.36	Mostly open plan space with one perimeter office.
222	2,277.6 SF	\$16.00	\$15.10	Built-out office space with several offices, reception, break-out area and IT closet.



¹Units 214, 219, 220 & 221 can be leased together for a total of 5,032.1 SF.

Third Floor Overview



Unit	Rentable Area	Base Rental (\$/SF per annum)	Additional Rent (2025 Est. \$/SF)*	Comments
309	2,573.0 SF	\$16.00	\$15.36	Fully built-out with several offices/exam rooms, reception, and staff area. Unit has HVAC, and great natural light.
330	1,167.7 SF	\$16.00	\$15.10	Shell space with north facing windows. Rough-in plumbing in place for a kitchenette.



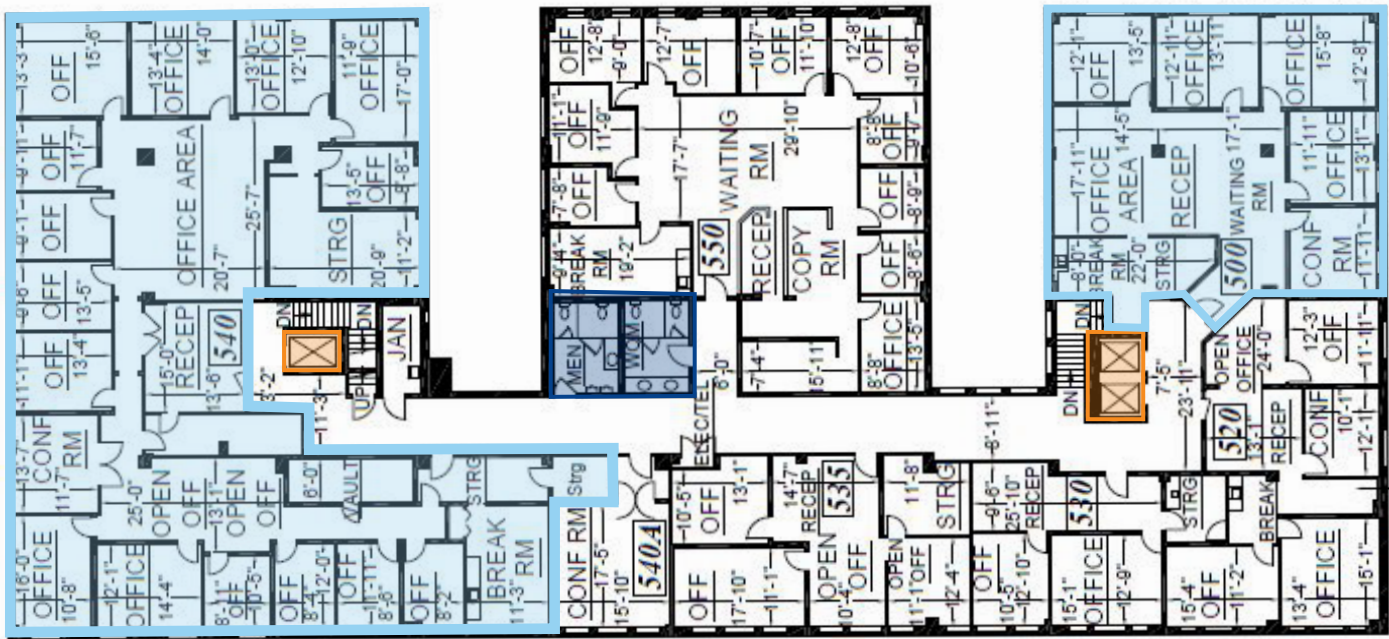
Available units Common washrooms Elevators

Fifth Floor Overview



Unit	Rentable Area	Base Rental (\$/SF per annum)	Additional Rent (2025 Est. \$/SF)*	Comments
500	2,235.5 SF	\$16.00	\$15.10	Top floor west facing corner unit with windows on two sides. Built out with five perimeter offices, open plan and kitchenette/storage area.
535	1,212.9 SF	\$16.00	\$15.10	Built out with 3 perimeter offices, one internal office (with rough plumbing) and open plan workspace.
540	5,919.3 SF	\$16.00	\$15.36	Fully built-out office space, currently occupied by an accounting firm. Existing layout has 16 perimeter offices, open work stations, storage and staff kitchen. Unit has HVAC.

Broughton Street



Fort Street

Broad Street



Available units



Common washrooms



Elevators

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Subject Property

645 Fort Street, The Yarrow

Points of Interest

- 1 Royal BC Museum
- 2 BC Legislature
- 3 The Bay Centre
- 4 Historic China Town
- 5 Crystal Pool & Fitness Centre
- 6 Save-on-Foods Memorial Arena
- 7 Fairmont Empress

Amenities

- 1 Shoppers Drug Mart
- 2 Save-on-Foods
- 3 Market on Yates
- 4 Bastion Square Parkade
- 5 Broughton Square Parkade
- 6 ICBC Drivers License Branch
- 7 Harbour Air Seaplane Terminal

Eateries

- 1 Nautical Nellies Steak & Seafood House
- 2 Pagliacci's
- 3 10 Acres Bistro
- 4 Earls Kitchen + Bar
- 5 Cactus Club Cafe
- 6 Freshii
- 7 The Keg Steakhouse + Bar

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