

Colliers



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

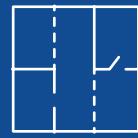


Transit Score

76



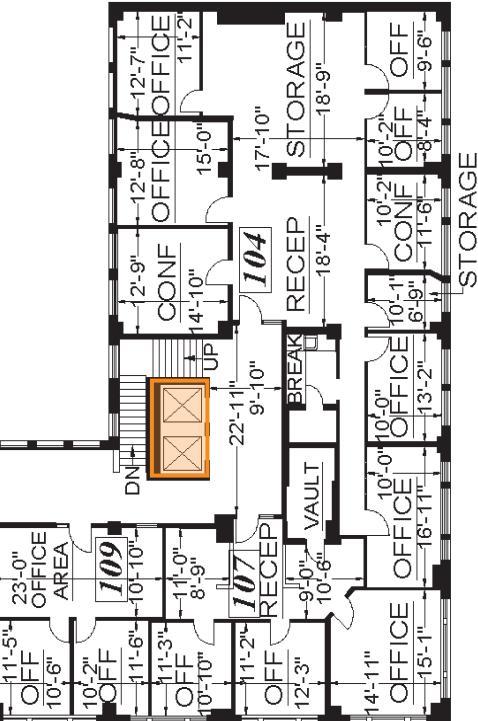
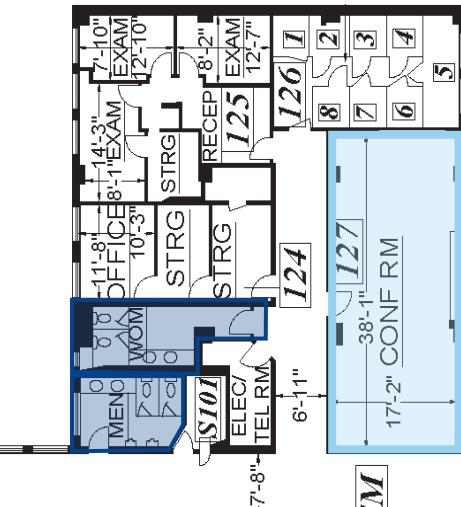
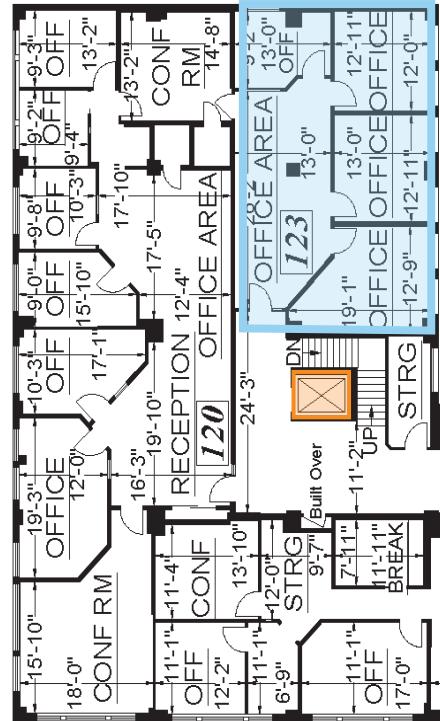
First Floor Overview



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

Broughton Street



Broad Street

Fort Street



Available units



Common washrooms



Elevators

Second Floor Overview



Unit	Rentable Area (\$/SF per annum)	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.

Broughton Street



Broad Street

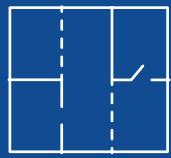
Available units

Common washrooms

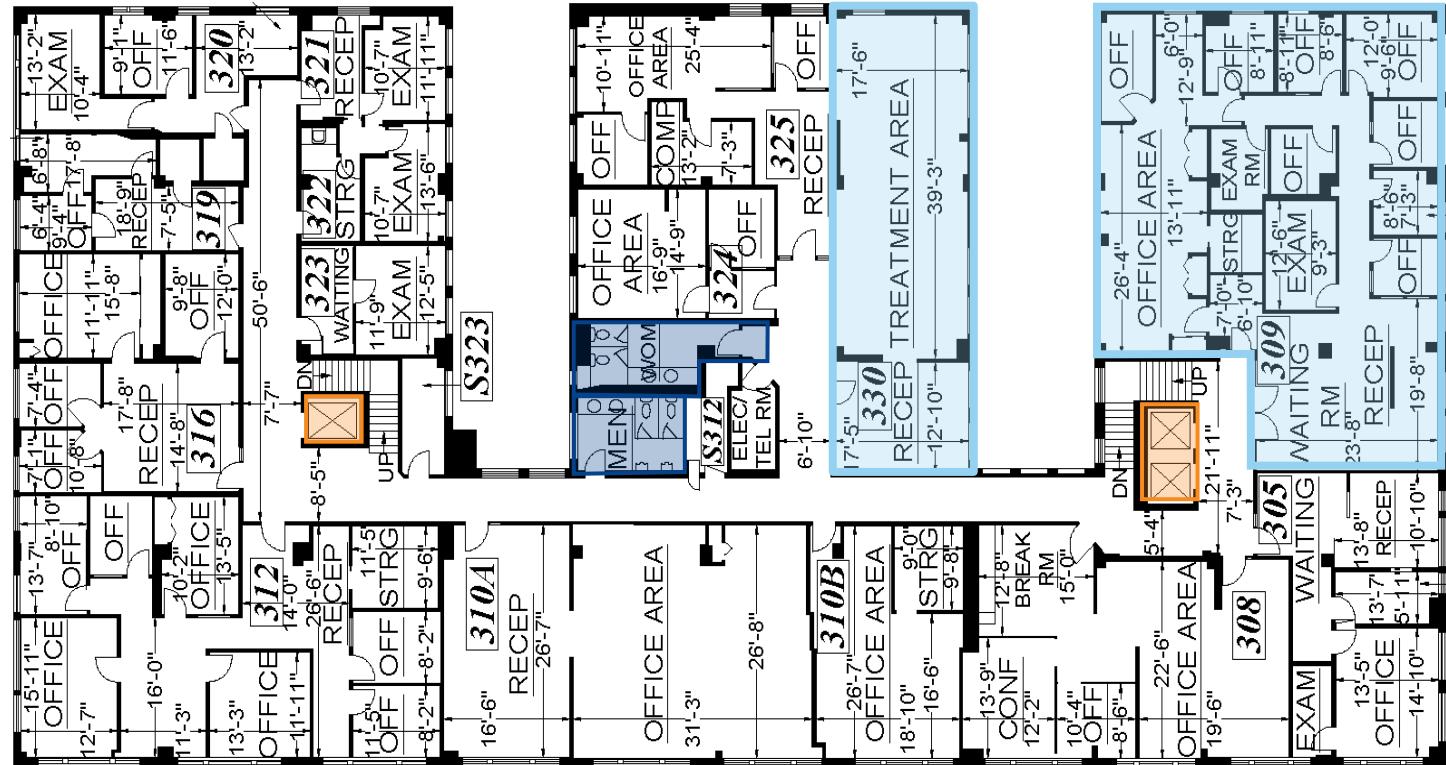
Elevators

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.

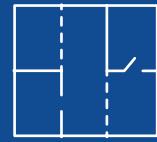


Available units

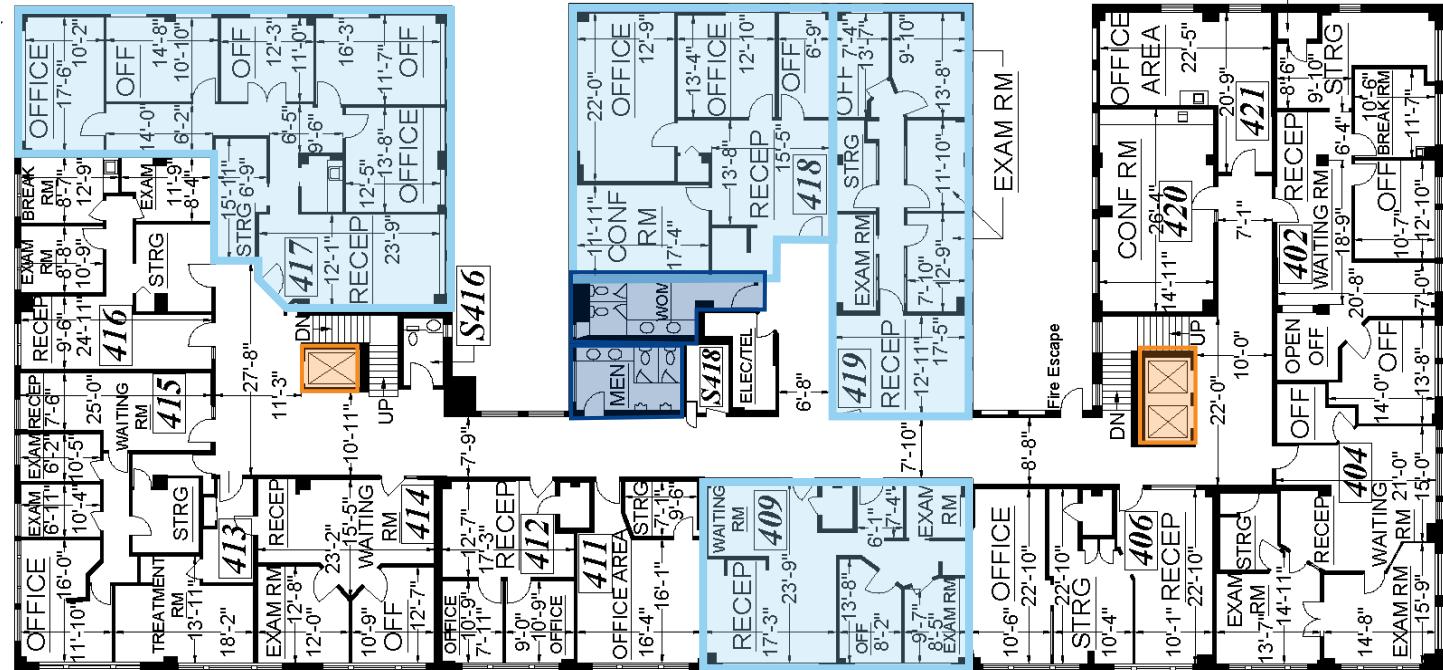
Common washrooms

Elevators

Fourth Floor Overview



Unit	Rentable Area (SF per annum)	Base Rental (\$/SF per annum)	Additional Rent (2025 Est. \$/SF)*	Comments
409	1,045.3 SF	\$16.00	\$15.10	Built-out office with 2 perimeter offices, 1 interior office, open workspace, storage, and small kitchenette.
417	1,999.5 SF	\$16.00	\$15.36	Built-out office with air conditioning, 5 perimeter offices and a kitchenette.
418	1,395.7 SF	\$16.00	\$15.10	Built-out with three offices/meeting rooms and a staff room.
419	1,166.2 SF	\$16.00	\$15.10	Former medical office space with four offices, reception and storage space.



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.



Available units

Common washrooms

Elevators



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