



645 Fort Street | Victoria, BC

For  
Lease

# The Yarrow Building

Historic Office Space With  
Modern Amenities

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# The Yarrow

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.



**WALK SCORE**

100



**BIKE SCORE**

93



**TRANSIT SCORE**

95



Building serviced by three (3) elevators.



Common washrooms on each floor.



Shared boardroom with kitchen.



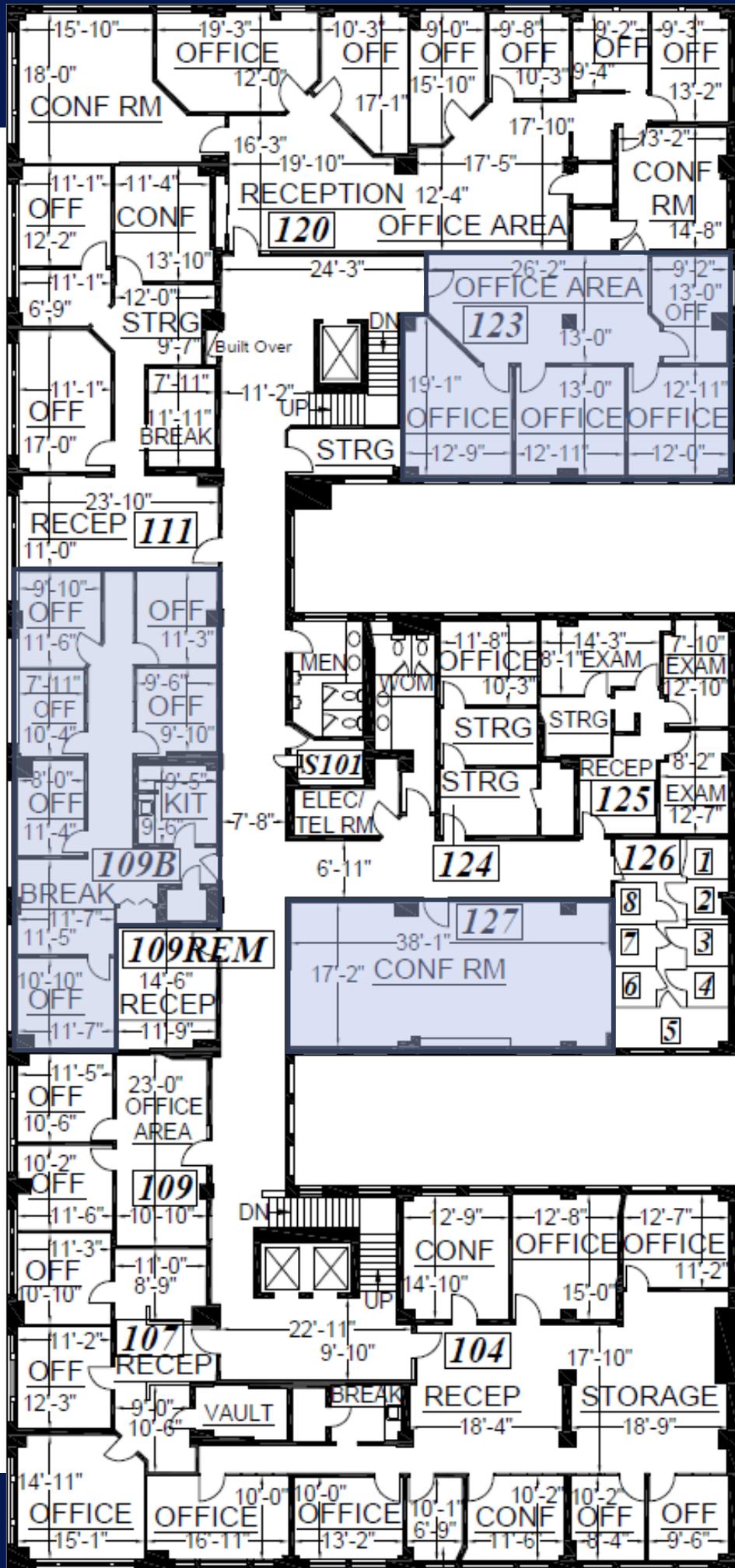
Canada Post pickup in Lobby.



Janitorial services included.

# First Floor

Unit	Size	Add. Rent (2025)
109B	1,505.2 SF	\$15.36
<i>Air conditioned, built-out office with reception &amp; kitchenette.</i>		
123	1,272.5 SF	\$15.10
<i>Built-out space with three windowed, private perimeter offices.</i>		
127	848.6 SF	\$15.36
<i>Air conditioned, open plan layout with full kitchen.</i>		



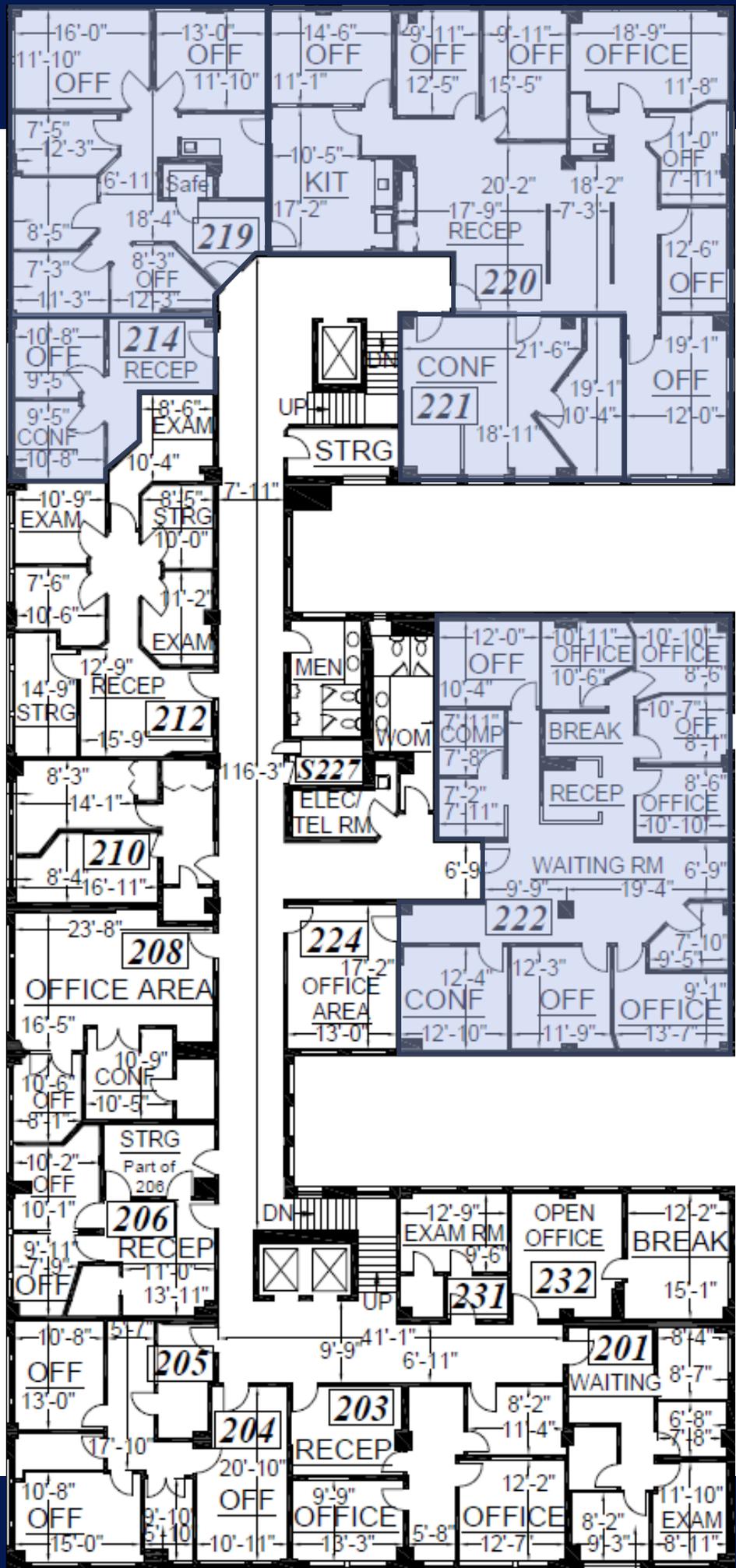
**\$16.00** Base Rent (PSF per annum)

# Second Floor

Unit	Size	Add. Rent (2025)
214 <sup>1</sup>	459.7 SF	\$15.10
<i>Move-in ready space with a reception, office &amp; conference room.</i>		
219 <sup>1</sup>	1,356.4 SF	\$15.10
<i>Move-in ready corner office with 5 perimeter offices.</i>		
220 <sup>12</sup>	2,580.4 SF	\$15.36
<i>Air conditioned, built-out office with kitchen, open work spaces, and plenty of natural light.</i>		
221 <sup>12</sup>	635.6 SF	\$15.36
<i>Air conditioned, mostly open-plan space with one perimeter office.</i>		
<sup>2</sup> Units currently combined for a total of 3,216 SF		
222	2,277.6 SF	\$15.10
<i>Built-out office space with reception, break-out area &amp; IT closet.</i>		

<sup>1</sup>Units can be combined for up to 5,032.1 SF

**\$16.00** Base Rent  
(PSF per annum)



# Third Floor

Unit	Size	Add. Rent (2025)
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308	1,295.5 SF	\$15.36
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*Air conditioned, fully-built out office with conference room. Available June 1<sup>st</sup>, 2026.*

309	2,573.0 SF	\$15.36
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*Air conditioned, fully built-out office with exam rooms, reception & staff area.*

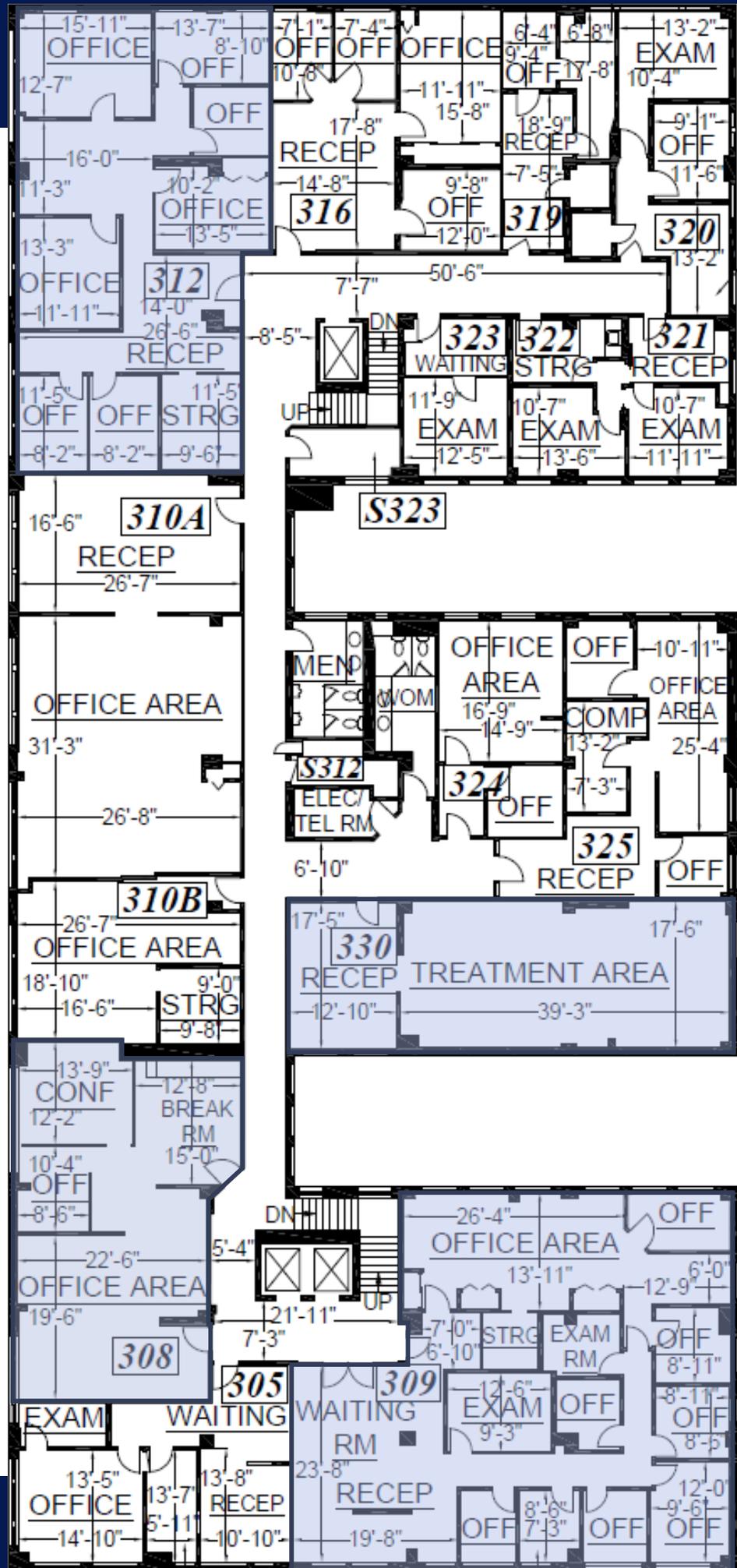
312	5,672.0 SF	\$15.36
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*Air conditioned space with seven private offices & reception. Available August 1<sup>st</sup>, 2026.*

330	1,167.7 SF	\$15.10
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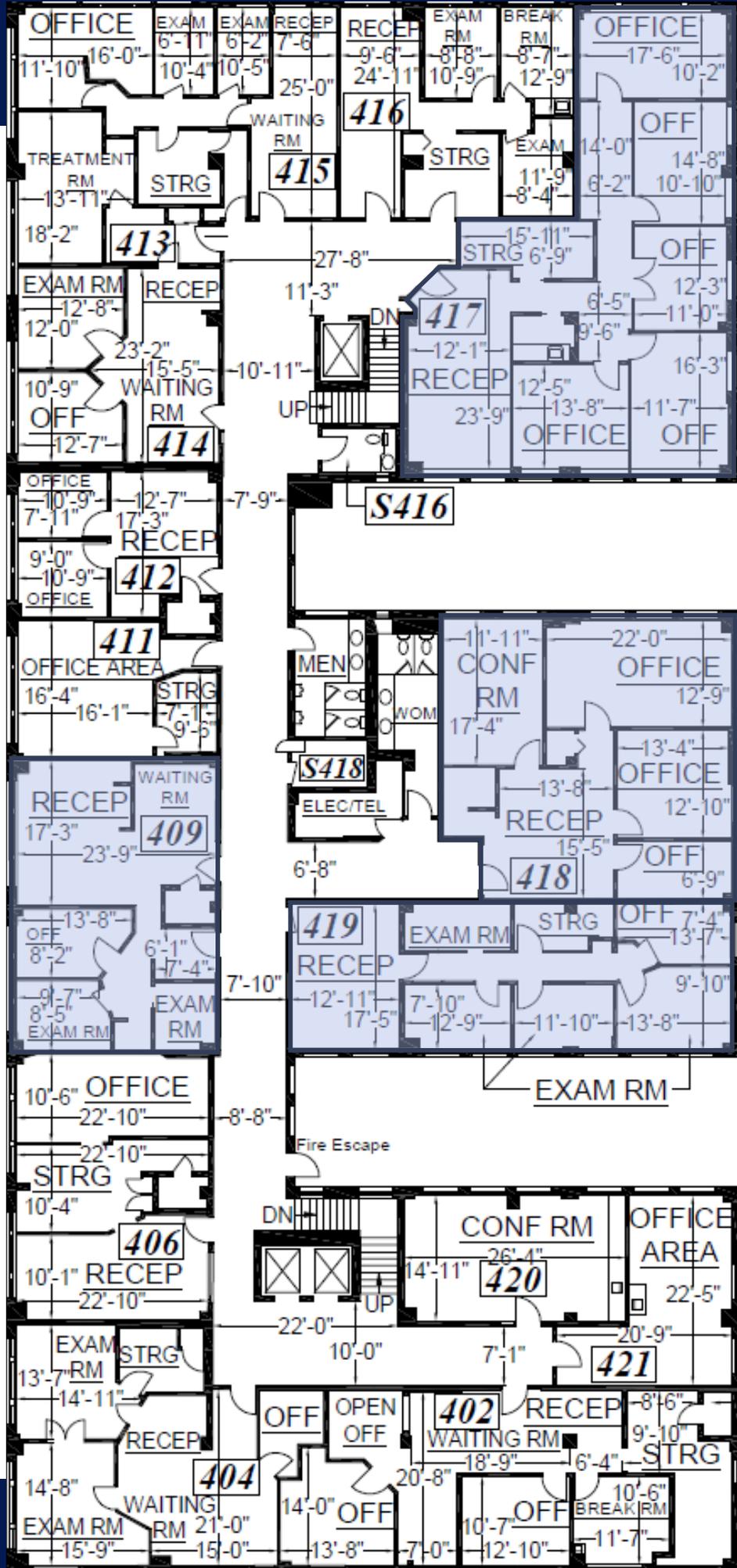
*Shell space with north facing windows. Rough-in plumbing in place for a kitchenette.*

**\$16.00** Base Rent (PSF per annum)



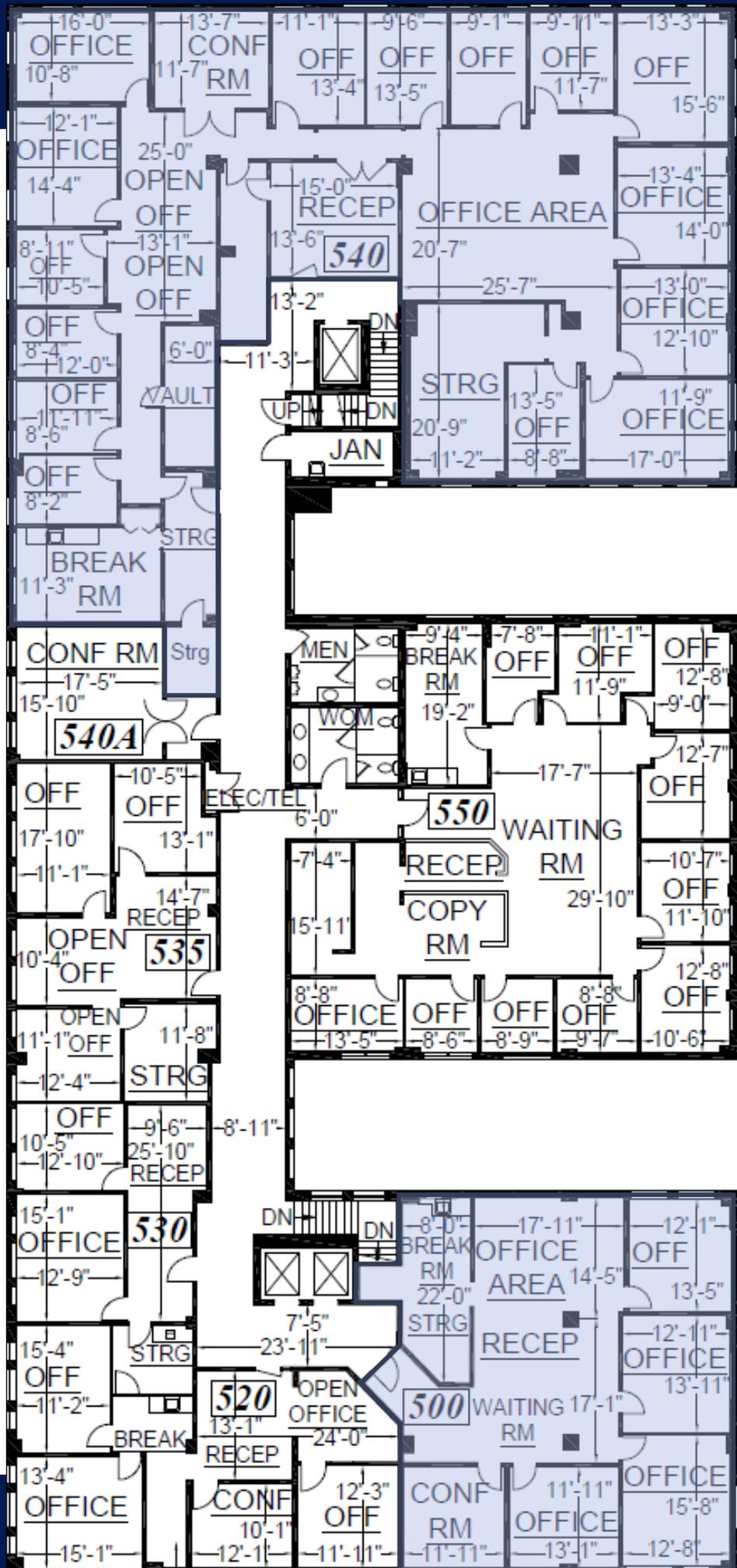
# Fourth Floor

Unit	Size	Add. Rent (2025)
409	1,045.3 SF	\$15.10
<i>Built-out office with 3 private offices, open workspace, storage, and small kitchenette.</i>		
417	1,999.5 SF	\$15.36
<i>Air conditioned, built-out office with 5 perimeter offices and a kitchenette.</i>		
418	1,395.7 SF	\$15.10
<i>Built-out with three offices/meeting rooms and a staff room.</i>		
419	1,166.2 SF	\$15.10
<i>Former medical office space with four offices, reception and storage space.</i>		



**\$16.00** Base Rent (PSF per annum)

# Fifth Floor



Unit	Size	Add. Rent (2025)
500	2,235.5 SF	\$15.10
<i>Built-out office with five perimeter offices, open plan and kitchenette/storage area.</i>		
540	5,919.3 SF	\$15.36
<i>Fully built-out office space, formerly occupied by an accounting firm. Existing layout has 16 perimeter offices, open work stations, storage and staff kitchen. Unit is air conditioned with a southern exposure.</i>		

**\$16.00** Base Rent (PSF per annum)



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