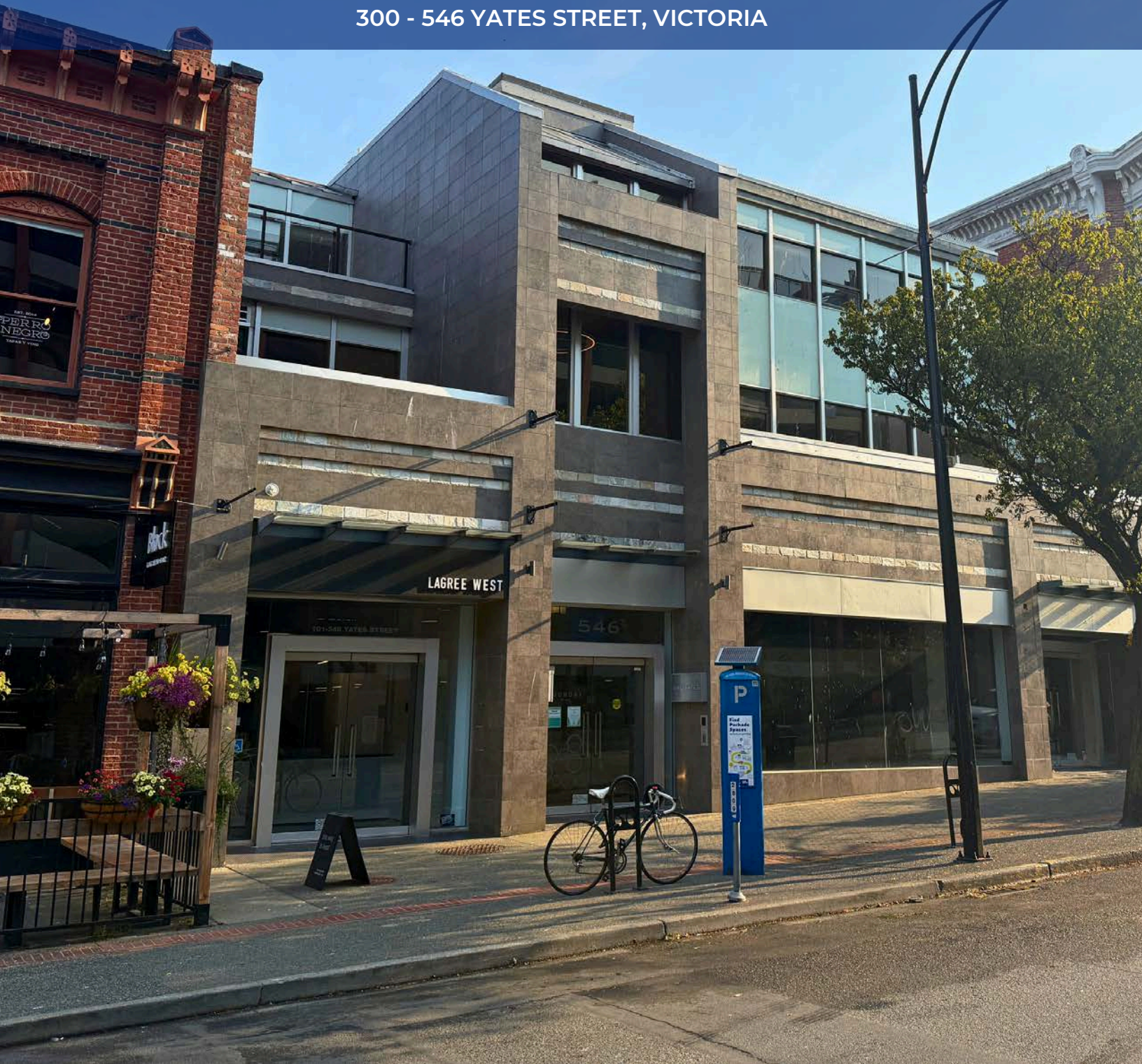


FOR LEASE

DOWNTOWN VICTORIA OFFICE SPACE

7,605 SQFT.

300 - 546 YATES STREET, VICTORIA



Connor Braid

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THE OFFERING



FOR LEASE | \$16.00 / SQFT

This third level office offers a functional and professional environment designed to support modern business needs. Featuring glass-partitioned offices, suspended ceiling tiles, and durable carpet flooring throughout, the layout balances private workspace with collaborative areas. A large boardroom provides the perfect setting for team meetings or client presentations, while the spacious kitchenette and staff lounge ensure comfort and convenience for employees.

The unit is fully self-sufficient with its own dedicated electrical and data room, providing flexibility for a range of technical requirements. Adding to the appeal, the office is equipped with unisex shower facilities, making this a well-rounded workplace for today's active professionals.

- Built-out Office Space
- Opposite Yates Street Parkade
- 3rd Level Balconies
- Private Washrooms & Shower
- Offices & Open Concept Area

SALIENT FACTS

CIVIC ADDRESS:

300 - 546 Yates Street, Victoria, BC

SIZE: 7,605 SQFT

BASE RENT: \$16.00 / SQFT

ADDITIONAL RENT: \$11.30 / SQFT

UNIT ACCESS: Elevator and Stairs

MUNICIPALITY: Victoria

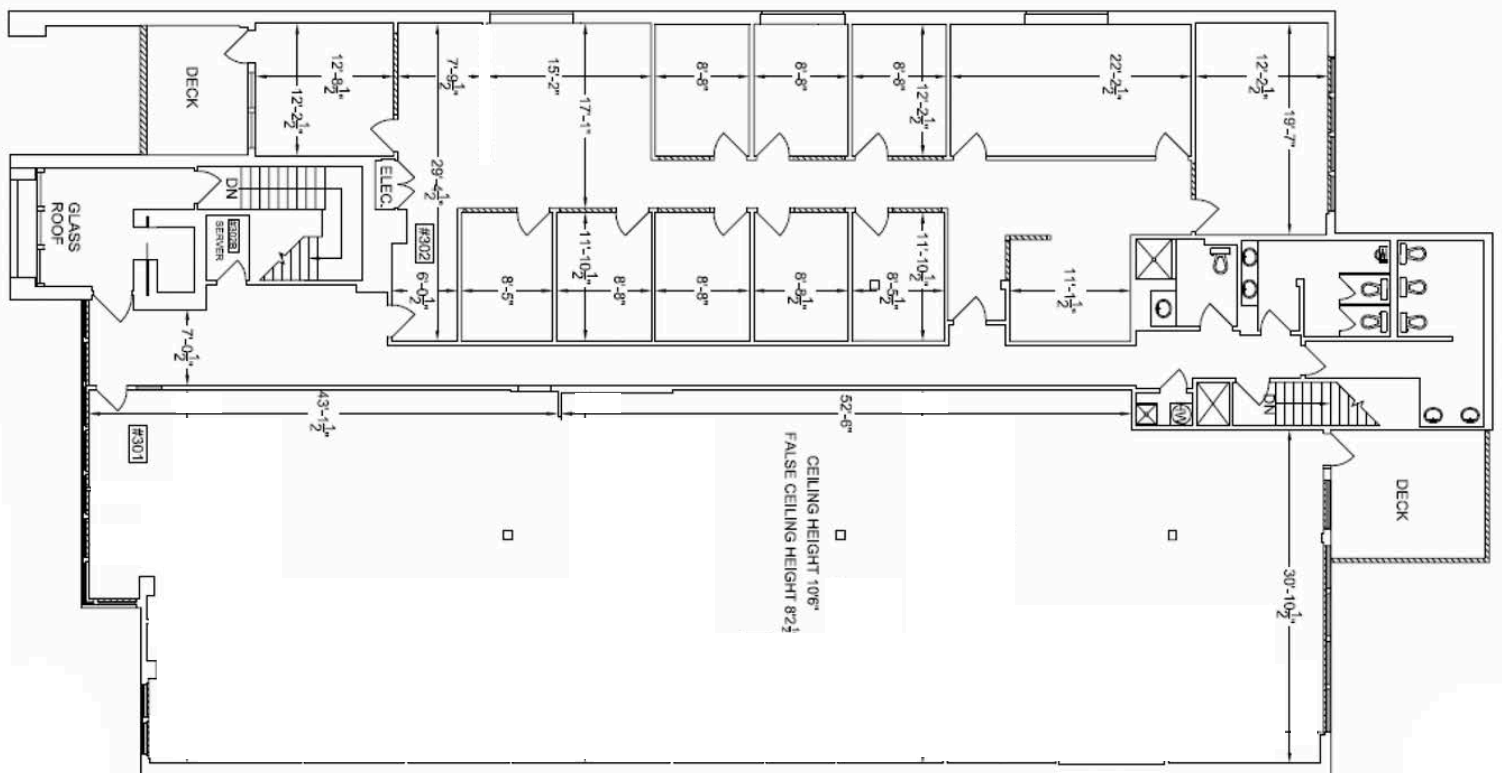
ZONING: OTD-1 - Old Town District-1

ADDITIONAL ITEMS:

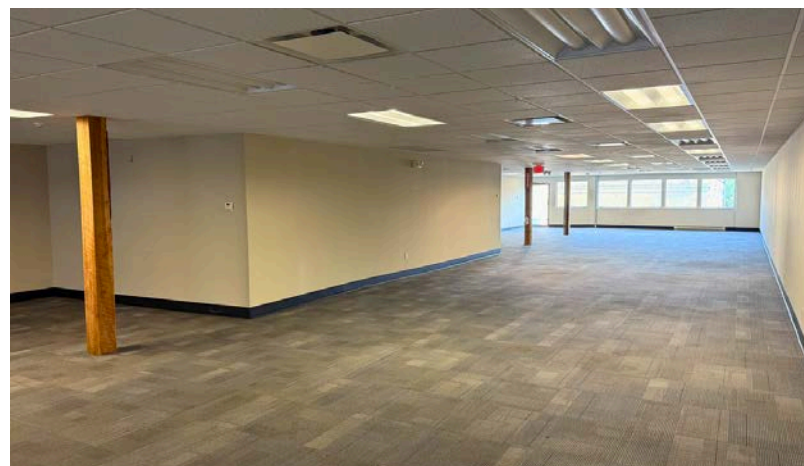
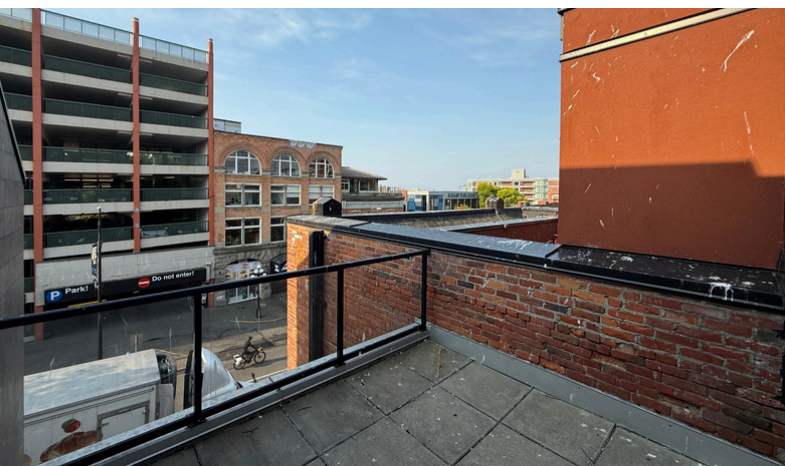
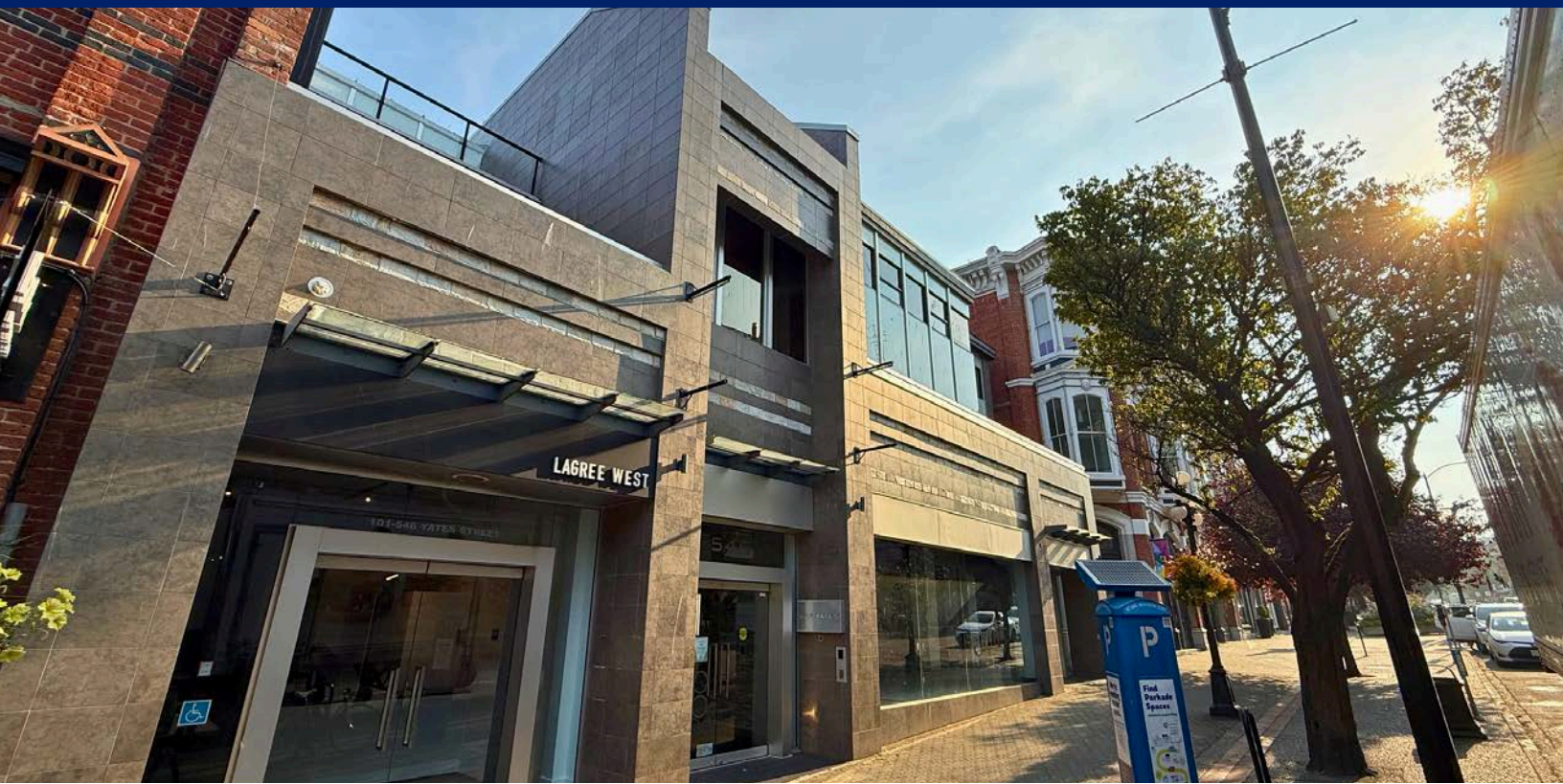
- Partial Kitchenette
- Multiple Built-out Private Offices
- Multiple Boardrooms
- Open Concept Work Area
- Three Separate Bathrooms and Shower
- Two Private Balconies



300 - 546 YATES STREET | VICTORIA



300 - 546 YATES STREET | VICTORIA



300 - 546 YATES STREET | VICTORIA



Located in the vibrant heart of downtown Victoria, this large-format strata office space offers 7,605 SF of premium workspace in the historic Old Town district. Positioned along the high-traffic Yates Street corridor, the property provides excellent visibility, seamless accessibility, and close proximity to a full range of urban amenities.

With its turnkey buildout, flexible layout, and prime downtown location, this office space is ideally suited for professional firms, creative agencies, tech companies, or service-oriented organizations seeking a high-profile presence in Victoria's growing downtown core.

TRADE AREA & DRIVE TIME

VICTORIA CORE + 1 MINUTE

SAANICH CORE + 10 MINUTES

LANGFORD + 20 MINUTES

SIDNEY + 30 MINUTES

DUNCAN + 60 MINUTES

NANAIMO + 90 MINUTES

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