

**CLASS "A"**

## **DOWNTOWN OFFICE SPACE**

**314-737 YATES STREET  
VICTORIA, BC**



**COLDWELL BANKER**  
**OCEANSIDE  
REAL ESTATE**



**ALLISON DUCLUZEAU**  
PERSONAL REAL ESTATE CORPORATION

250-686-8656

[allisonducluzeau.com](http://allisonducluzeau.com)

[allison@allisonducluzeau.com](mailto:allison@allisonducluzeau.com)

Coldwell Banker

Oceanside Real Estate



## General Information

Rentable Area: List \$1,195 SF  
List: \$22/SF Triple Net

## Interior

Enclosed Offices: 2  
Bathrooms: Floor Common  
Open Plan work spaces: 5-6  
Total rentable area: 1,195 sq.ft.

## Operating Costs

\$22.00/SF (2026 estimate)  
Includes Hydro, gas, garbage  
removal & Daily In-suite Janitorial



## Total Monthly Rent

Estimated at \$4,382 + GST

## Building Features

Elevators, Fire Alarm, Sprinklers  
HVAC, Fibre Optic Connections,  
Electronic Access  
Onsite parking, Bike storage,  
Showers  
Transit and parking nearby  
Cafes, Restaurants & Amenities



Rare opportunity to secure high-quality, turn-key office space in sought-after St. Andrew's Square, ideally located in the heart of Downtown Victoria's business district.



This Class A suite offers two private offices, a bright open-concept workspace accommodating approximately six workstations, plus secure in-suite storage. Immaculately maintained and move-in ready, with the option to lease furnished for maximum convenience.

On-site secure underground parking available. Sublease available immediately through March 31, 2028—an exceptional chance for a smaller tenant to join a premier professional building and community of top-tier tenants.

## Building Information

Built: 1996  
HVAC: Included in Addition  
Exterior Finish: Brick  
Signage: Lobby & Directory Signage



Bright space is fitted with its own kitchen. Floor common washrooms.



\* All measurements are approximate. If measurements are critical, tenant should verify. All details and figures have been obtained from sources deemed to be reliable but are not warranted or guaranteed to be correct by Coldwell Banker or its agents.