

For Lease

794 Yates St & 1312 Blanshard St

Victoria, BC

TURN-KEY OFFICE SPACES IN THE HISTORIC CARNEGIE BUILDING



DEMISING OPTIONS BETWEEN 3,157 - 10,841 SF! VIRTUAL TOURS AVAILABLE



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**AVISON
YOUNG**

794 Yates St & 1312 Blanshard St

SIZE

794 Yates St (1st Floor) – 3,505 SF*

794 Yates St (2nd Floor) – 3,525 SF

1312 Blanshard St (2nd Floor) – 3,811 SF*

1312 Blanshard St (5th Floor) – 3,157 SF

**can be combined with 2nd Floor of 794 Yates St*

NET RATE

794 Yates St (1st Floor) – \$17.00 / SF

794 Yates St (2nd Floor) – \$18.00 / SF

1312 Blanshard St (2nd Floor) – \$18.00 / SF

1312 Blanshard St (5th Floor) – \$21.00 / SF

ADDITIONAL RENT

\$15.07 per SF (2023 EST.)

AVAILABILITY

794 Yates St (1st Floor) – Immediately

794 Yates St (2nd Floor) – With Notice

1312 Blanshard St (2nd Floor) – Immediately

1312 Blanshard St (5th Floor) – Immediately

Opportunity Highlights



Excellent location in Central Business District



Iconic heritage building with historical significance



Move-in-ready spaces with modern improvements



Proximity to numerous restaurants, cafes, and services



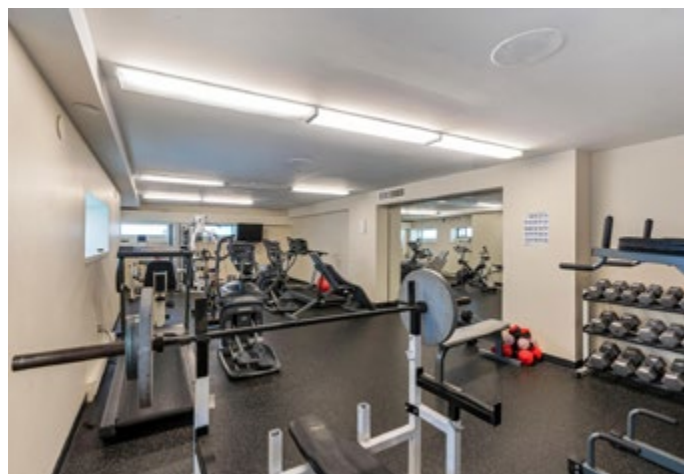
Ample natural light and large windows throughout



Access to common fitness facility, shower, and bike room

The Opportunity

Excellent opportunity to occupy move-in-ready spaces in the historic Carnegie Building. Located within Downtown Victoria's Central Business District, the Carnegie Building benefits from its immediate proximity to the best cafes, restaurants, bars, and services that Victoria has to offer. Additionally, the building benefits from its iconic frontage, on-site amenities, and ease of access via bus, bike, and foot.



Feature Sheet - 794 Yates St (1st Floor) - 3,505 SF



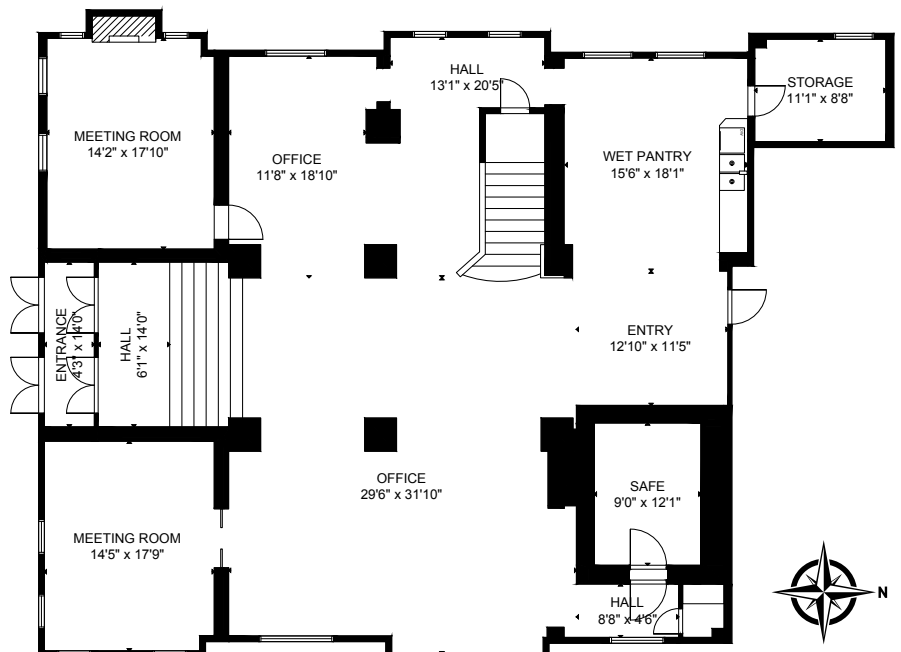
Virtual Tour Link:

[CLICK HERE](#)



Features:

- Iconic heritage frontage
- High-exposure corner
- Ample natural light
- Open-concept floor plan
- Two large offices/meeting rooms
- Ample storage within unit



Feature Sheet - 794 Yates St (2nd Floor) - 3,525 SF



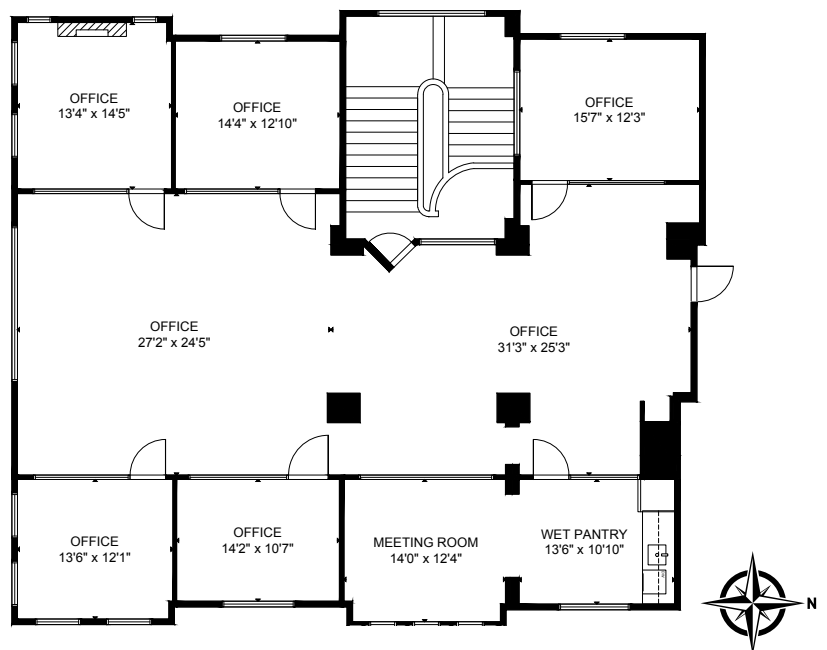
Virtual Tour Link:

[CLICK HERE](#)



Features:

- Historic arches throughout
- Ample natural light from three sides
- High-quality glazing for all offices
- Open-concept workspace
- 5 enclosed offices/meeting rooms
- Large kitchenette/staff area



Feature Sheet - 1312 Blanshard St (2nd Floor) - 3,811 SF



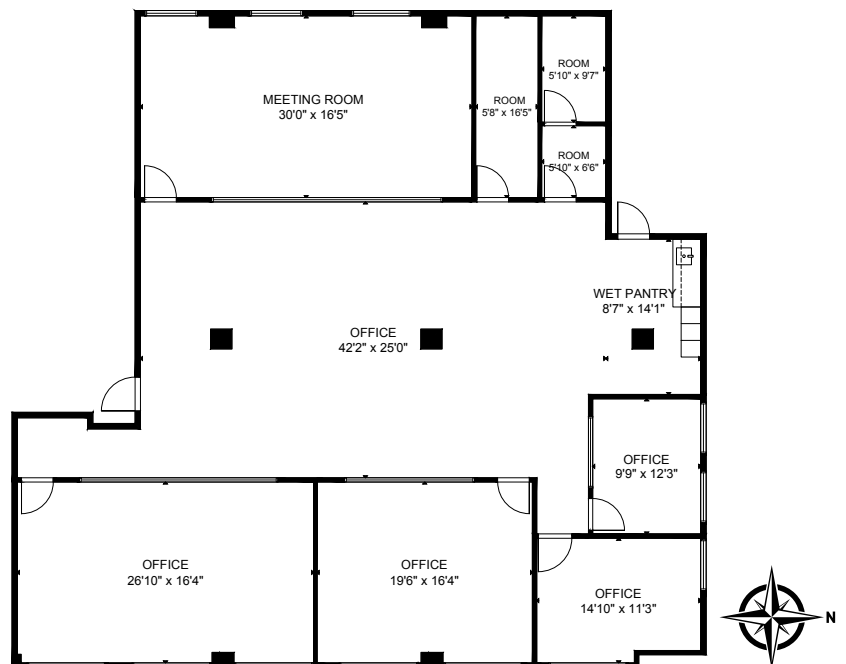
Virtual Tour Link:

[CLICK HERE](#)



Features:

- Ample natural light from three sides
- Open-concept workspace
- Open-concept kitchenette
- 2 enclosed offices
- 3 large enclosed meetings rooms
- Ample storage within unit



Feature Sheet - 1312 Blanshard St (5th Floor) - 3,157 SF



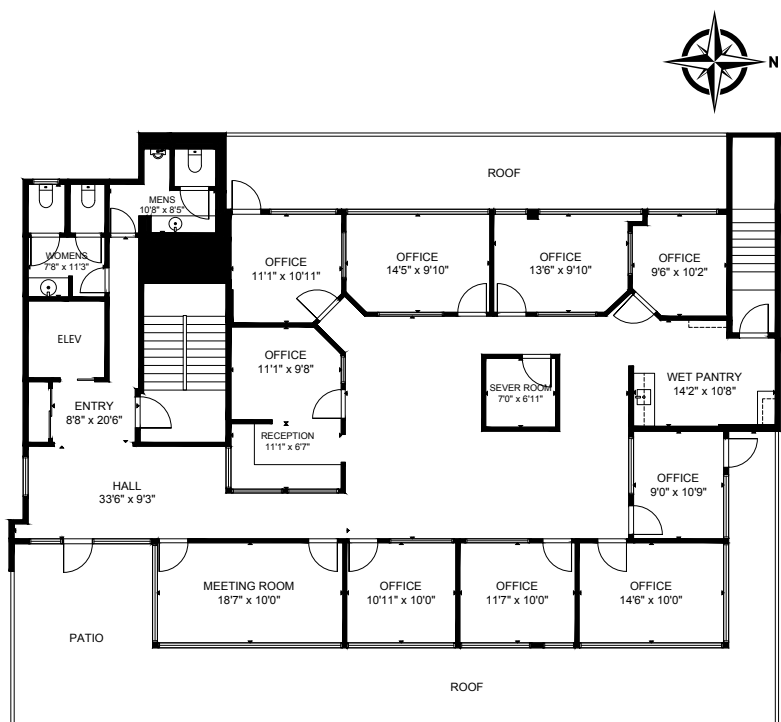
Virtual Tour Link:

[CLICK HERE](#)



Features:

- Penthouse unit with 360 degree views
- 10 enclosed office/meeting rooms
- Large patio and wraparound deck
- Enclosed kitchen area
- Private washrooms within unit
- Direct elevator access





Local Area Highlights

- | | |
|--------------------------------|---|
| 1 Habit Coffee | 11 Interactivity Board Game Café |
| 2 Zambris | 12 Bank of Montreal |
| 3 Superbaba | 13 Vancity Credit Union |
| 4 Foo Asian Street Food | 14 Burger King |
| 5 Yates Street Taphouse | 15 7-Eleven |
| 6 Brickyard Pizza | 16 John's Place |
| 7 Papa Moe's | 17 Tacofino |
| 8 Agrius/Fol Epi | 18 Macchiato |
| 9 Bulk Barn | 19 Baan Thai |
| 10 Scotiabank | 20 Italian Food Imports |



**Walkers
Paradise**



**Excellent
Transit**



**Bikers
Paradise**

Contact us for more information

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