



FOR LEASE

836 Yates Street

Victoria, BC

Contact Us

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Yates Street Office Opportunities

CBRE Victoria is pleased to present 836 Yates Street, a well located office building within the Harris Green neighbourhood. The property offers available floor plates from 3,194 square feet up to 27,111 square feet. The building features on-site underground parking, an abundance of natural light, kitchenettes and washrooms on every floor, as well as bicycle storage. Nearby amenities include London Drugs, Market on Yates, Anytime Fitness, and a variety of food and beverage options. Access to 836 Yates Street is convenient, with excellent walk, bike, and transit scores. A transit stop is located adjacent to the building. The Central Business District zoning accommodates a wide range of business uses, making this an ideal location for your new office.

Highlights



Range of available floor plates
3,194 - 27,111 SF



Exterior patio space



On-site underground parking & bike
storage



Amenity rich neighbourhood



Drive Times


24 MIN
to Langford

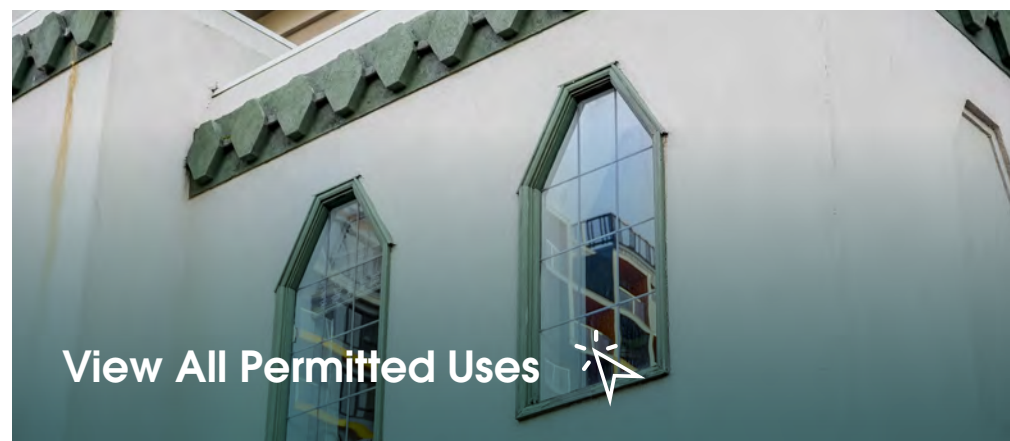

35 MIN
to BC Ferries


30 MIN
to Victoria
International Airport

Unlock Your Potential

Details

Address	836 Yates Street Victoria, BC
Unit 100	4,515 SF
Unit 101	3,194 SF
Unit 200	9,584 SF (demisable)
Unit 302	4,981 SF
Unit 400	4,837 SF + Private Patio
Total Available	27,111 SF
Lease Rate	Contact Listing Agents
Additional Rent	\$14.68 PSF (2026 est.)
Zoning	Central Business District-2 (CBD-2)
Parking	On-site underground parking available



[View All Permitted Uses](#)

FLOOR 1

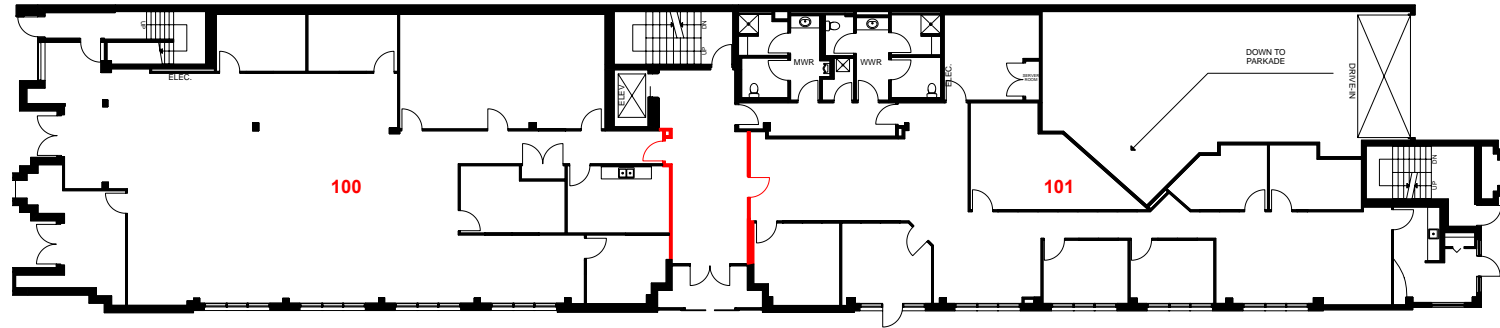
Unit 100: 4,515 SF

Unit 101: 3,194 SF

TOTAL AVAILABLE 7,709 SF

UNIT HIGHLIGHTS

- + Common area washrooms & showers
- + Unit 101 has 6 offices, 1 boardroom, & a kitchenette
- + Unit 100 has 4 offices, 1 boardroom, a kitchenette, & direct street access



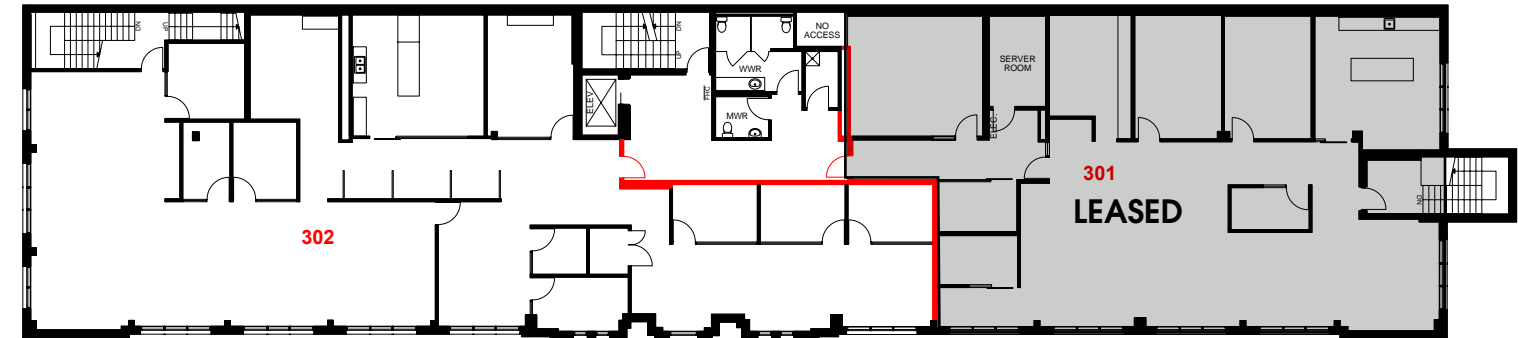
FLOOR 3

Unit 301: LEASED

Unit 302: 4,981 SF

UNIT HIGHLIGHTS

- + 3 call rooms
- + 1 boardroom & kitchenette
- + 6 offices
- + Common area washrooms & showers
- + Ample open workspace

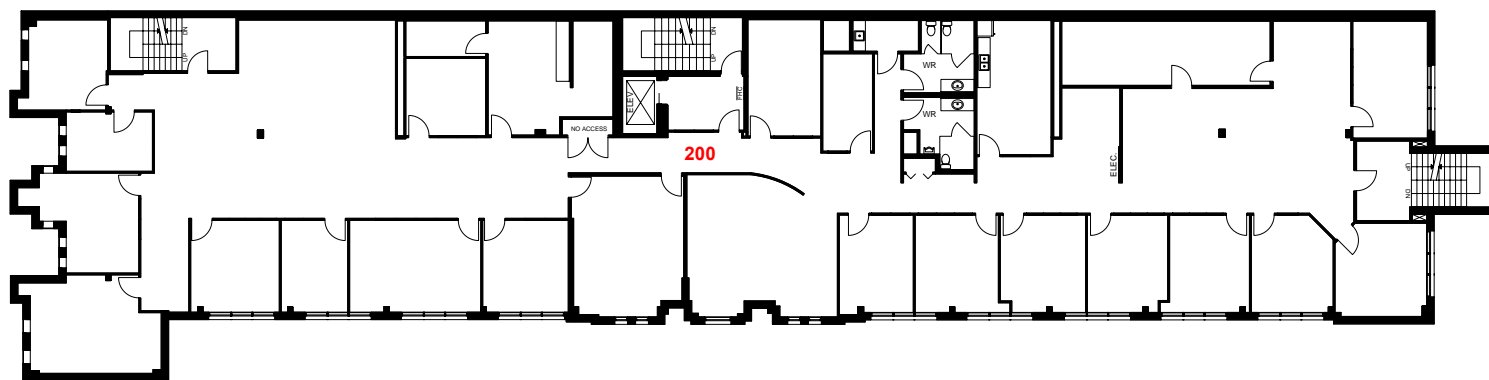


FLOOR 2

Unit 200: 9,584 SF*

UNIT HIGHLIGHTS

- + 18 offices
- + 2 boardrooms
- + 2 private washrooms
- + Kitchenette/lunch area
- + Flex area & ample open workspace



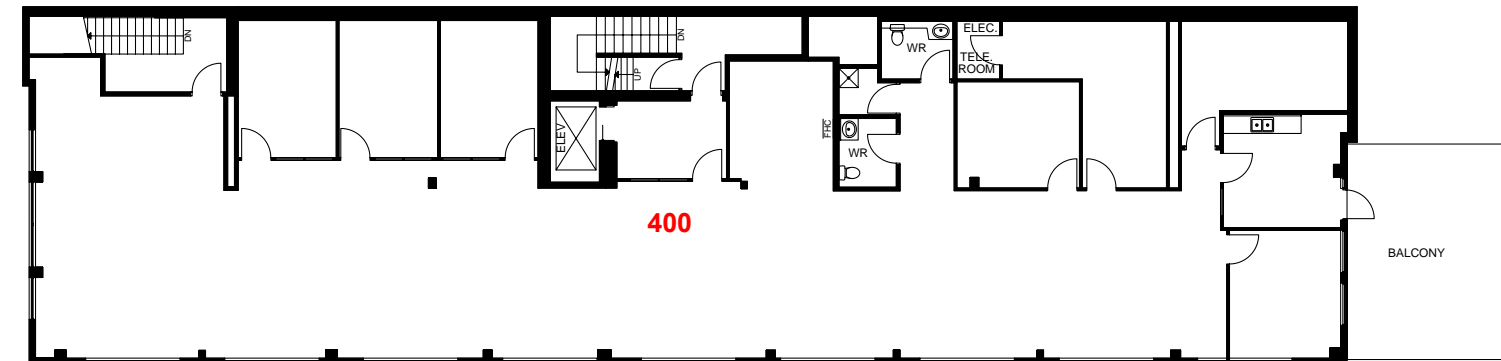
*Demisable

FLOOR 4

Unit 400: 4,837 SF

UNIT HIGHLIGHTS

- + Private patio access
- + 6 offices
- + Ample open workspace & kitchenette/lunch area
- + 2 private washrooms & 1 shower
- + 1 flex room



836 Yates Street
Victoria, BC

Location

★ **Subject**
836 Yates Street, Victoria, BC

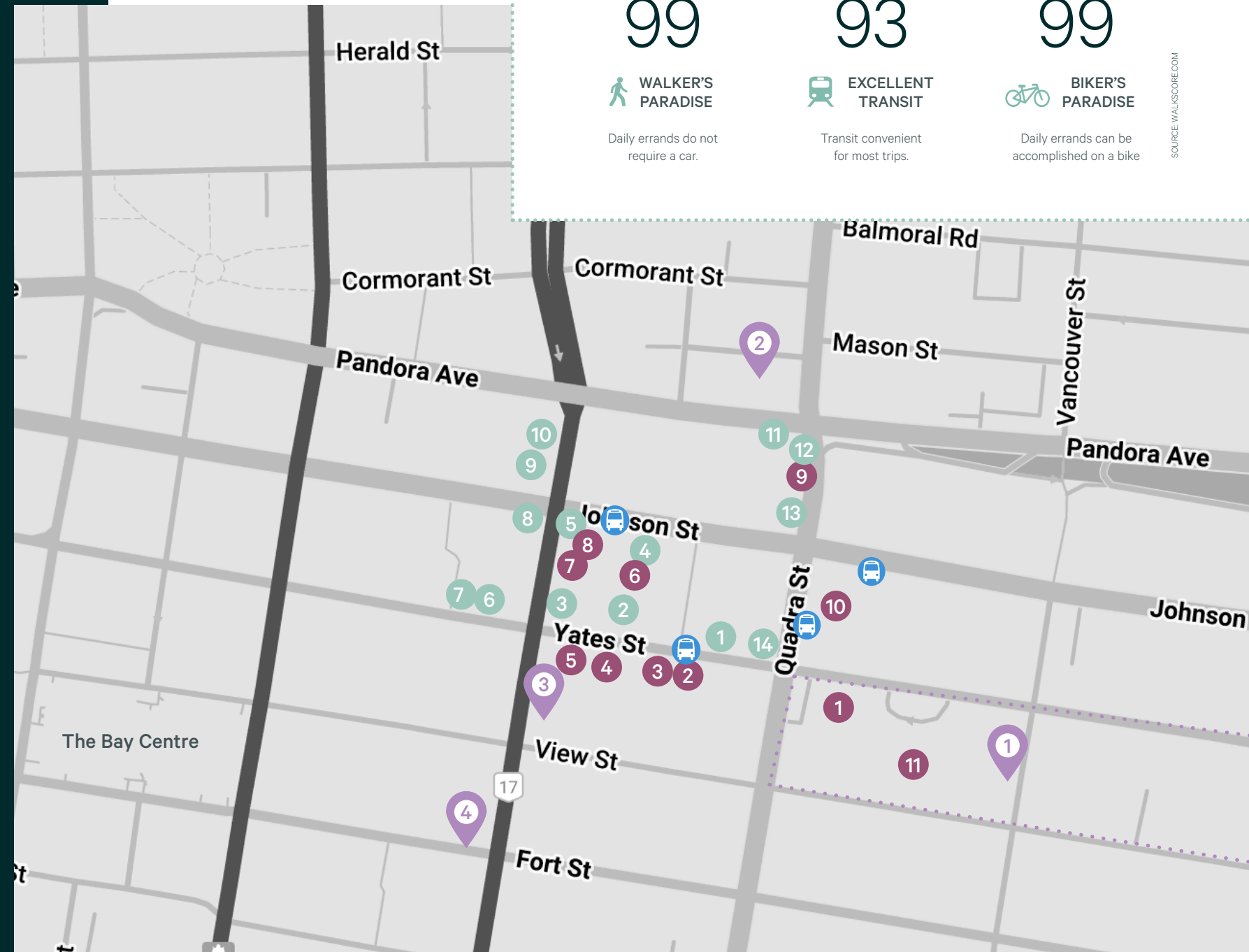
● Cafes + Restaurants

1. OEB Breakfast Co
2. Zambri's
3. Habit Coffee
4. Taoisis Ramen
5. Superbaba
6. Roll N Bowl
7. Brickyard Pizza
8. Shuck Taylor's
9. Macchiato Caffe
10. Tim Hortons
11. Bold Butchery & Grill
12. Mantu Afghan Persian Cuisine
13. Nor. Coffee
14. The Poke Lounge

● Shopping + Services

1. Market On Yates
2. World of Vision & Discovery Optical
3. MyLan Nails & Spa
4. Anytime Fitness
5. Capitol 6 Theatres
6. Poppies Floral Art
7. Bishop's Family Cycles
8. Head Over Heels
9. Clarity Cannabis
10. Big O Tires
11. London Drugs

New & Upcoming Developments



99

WALKER'S PARADISE

Daily errands do not require a car.

93

EXCELLENT TRANSIT

Transit convenient for most trips.

99

BIKER'S PARADISE

Daily errands can be accomplished on a bike

SOURCE: WALKSCORE.COM



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