



Colliers

645 Fort Street | Victoria, BC

For
Lease

The Yarrow Building

Historic Office Space With
Modern Amenities

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Accelerating success.

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.

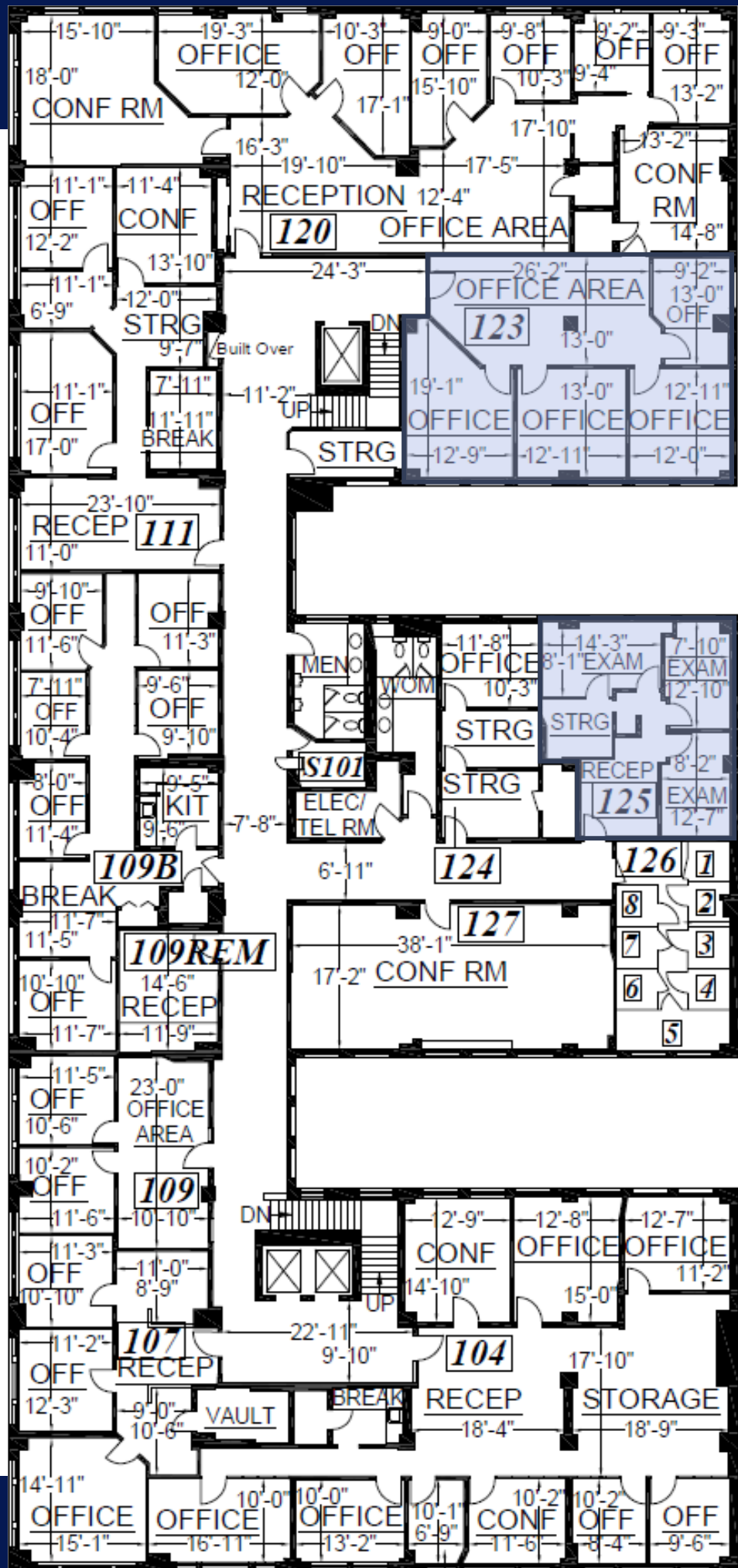


Canada Post pickup in Lobby.



Janitorial services included.

First Floor



Unit	Size	Add. Rent (2026)
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123	1,272.5 SF	\$14.60
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*Built-out space with three windowed,
private perimeter offices.*

125	680.3 SF	\$15.13
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*Built-out with reception and 3 treatment
rooms / offices.*

\$16.00/SF Base Rent

Second Floor

Unit	Size	Add. Rent (2025)
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219 ¹	1,356.4 SF	\$14.60
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Move-in ready corner office with 5 perimeter offices.

220 ¹²	2,580.4 SF	\$15.13
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Air conditioned, built-out office with kitchen, open work spaces, and plenty of natural light.

221 ¹²	635.6 SF	\$15.13
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Air conditioned, mostly open-plan space with one perimeter office.

²Units currently combined for a total of 3,216 SF

222	2,277.6 SF	\$14.60
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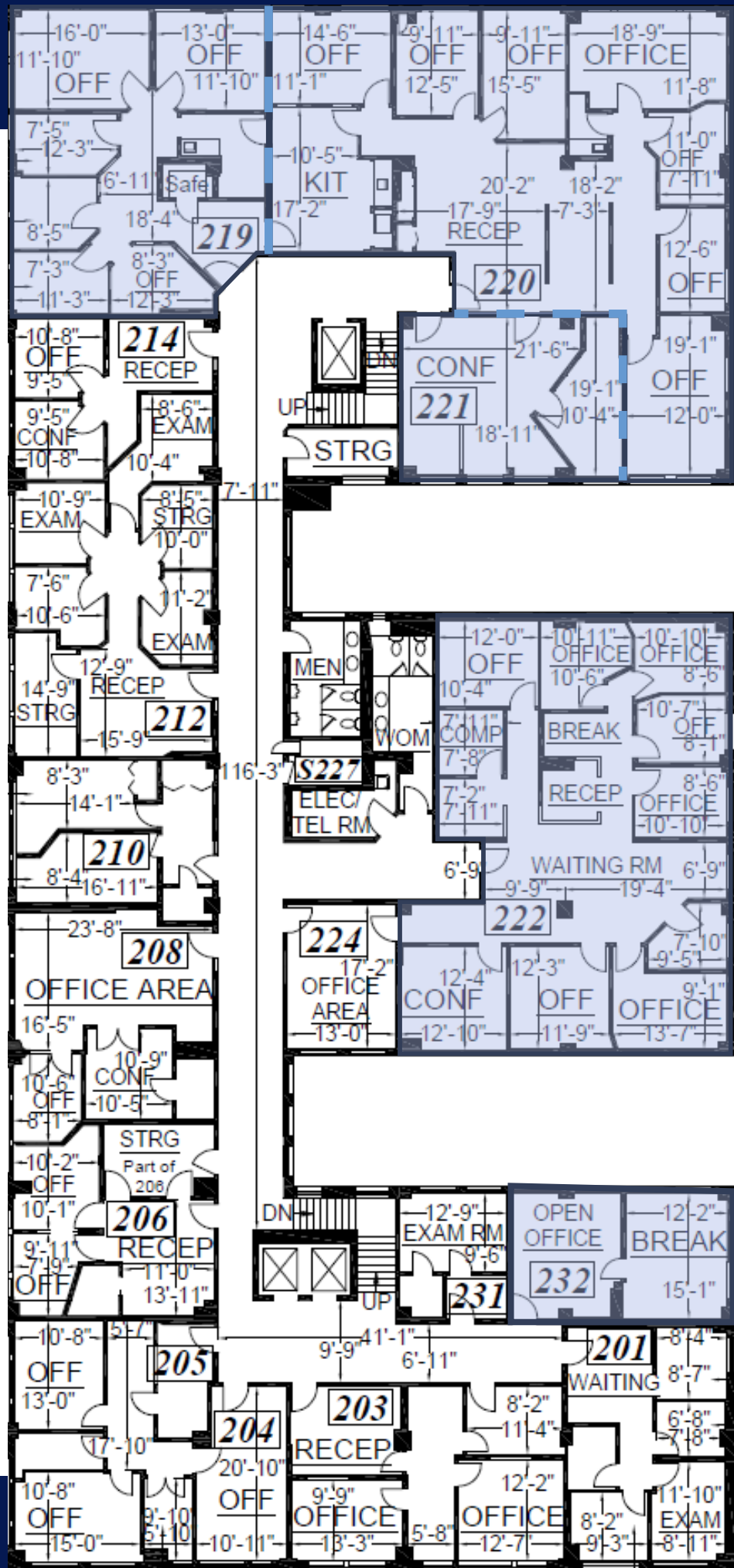
Built-out office space with reception, break-out area & IT closet.

¹Units can be combined for up to 4,572.4 SF

232	513 SF	\$14.60
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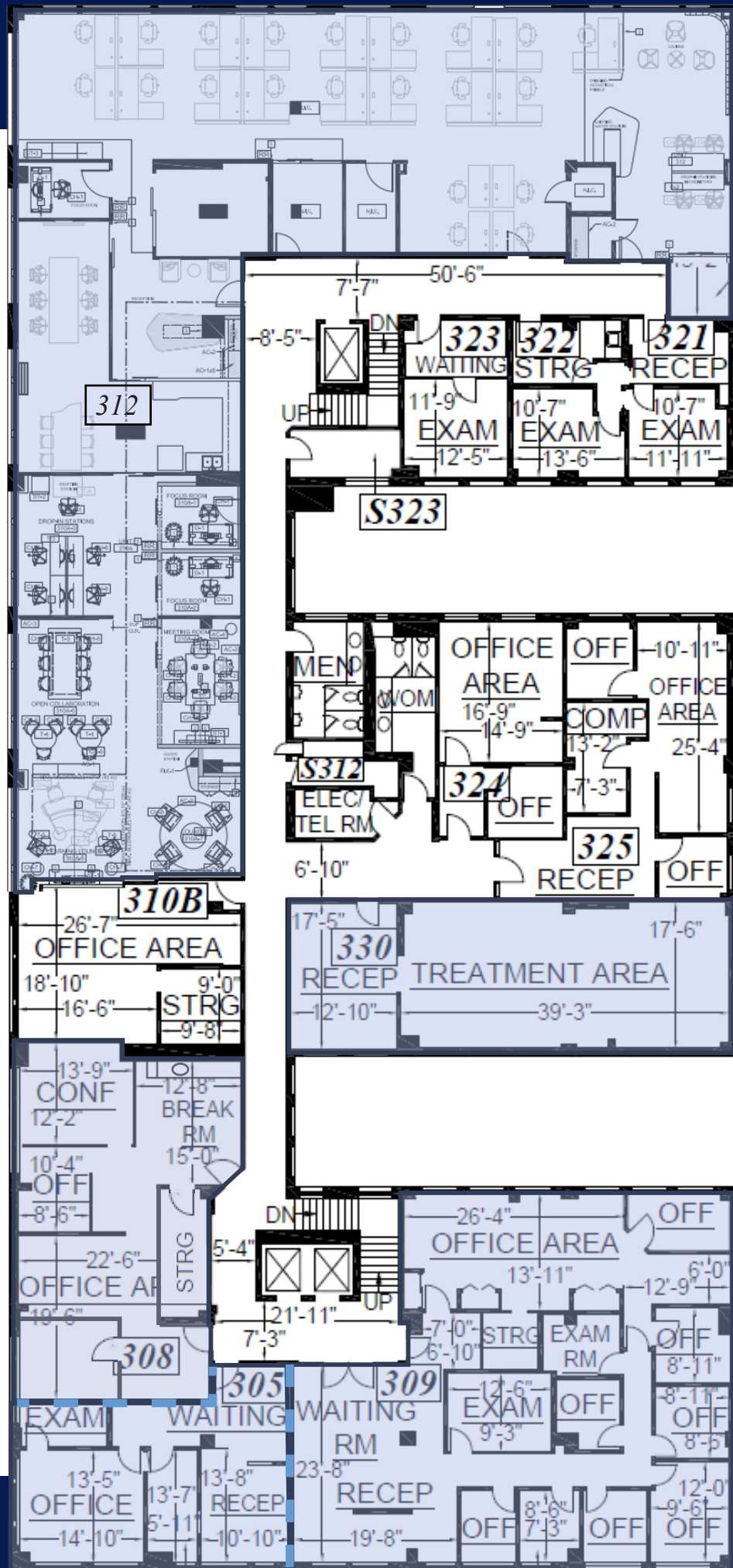
Available October 1, 2026.

\$16.00/SF Base Rent



Third Floor

Unit	Size	Add. Rent (2026)
305	865.4 SF	\$15.13
Bright corner unit. Available January 1, 2027.		
308	1,295.5 SF	\$15.13
Air conditioned, fully-built out office with conference room.		
309	2,573.0 SF	\$15.13
Air conditioned, fully built-out office with exam rooms, reception & staff area.		
312	5,672.0 SF	\$15.13
Air conditioned & open-concept modern office.		
330	1,167.7 SF	\$14.60
Shell space with north facing windows. Rough-in plumbing in place for a kitchenette.		



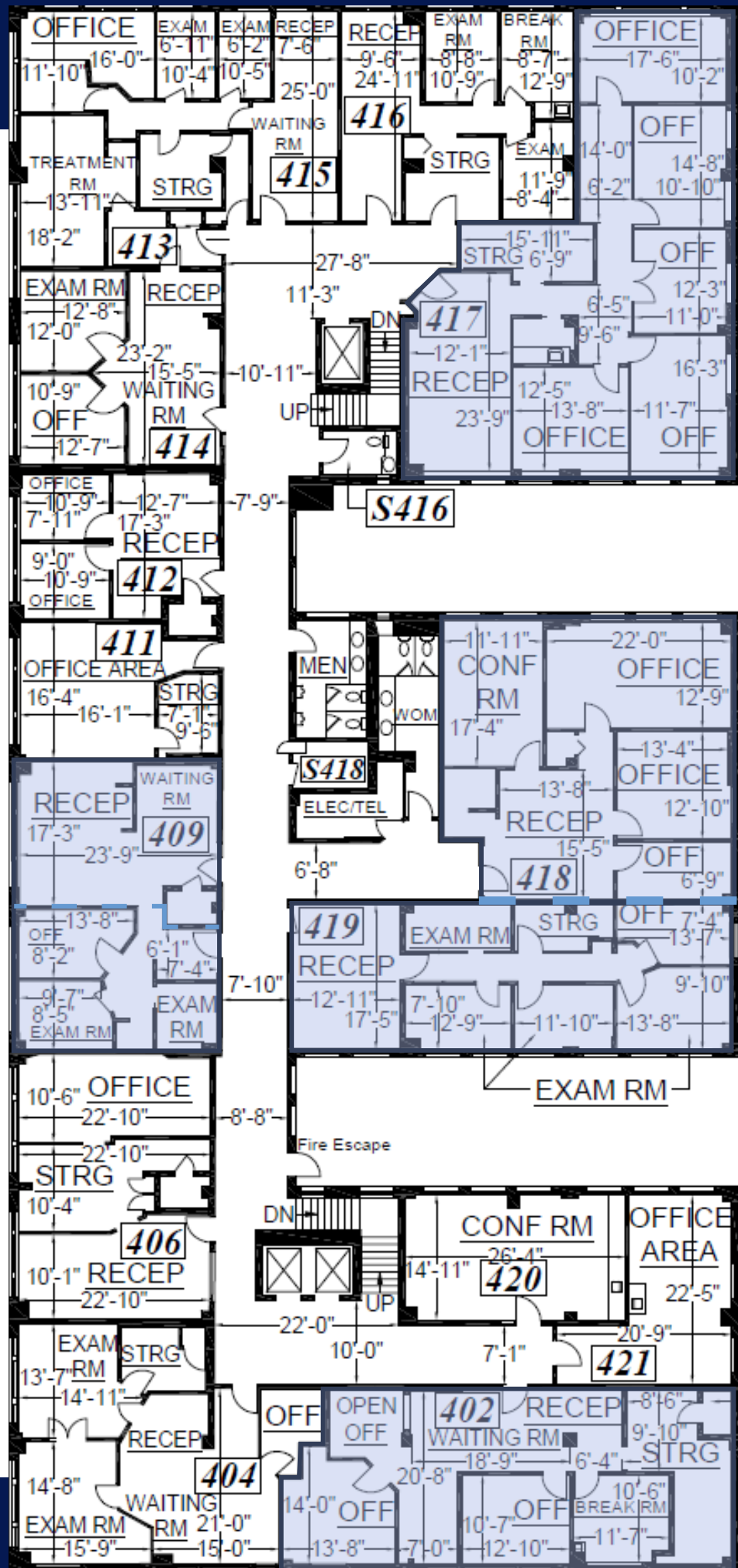
\$16.00/SF Base Rent

Fourth Floor

Unit	Size	Add. Rent (2026)
402	1,369.7 SF	\$14.60
Built out with 3 perimeter offices, one perimeter meeting room/office, kitchenette, open plan space and a vault. Available January 1, 2027.		
409 ¹	1,045.4 SF	\$14.60
Built-out office with 3 private offices, open workspace, storage, and small kitchenette		
417	1,999.5 SF	\$15.13
Air conditioned, built-out office with 5 perimeter offices and a kitchenette.		
418	1,395.7 SF	\$14.60
Built-out with three offices/meeting rooms and a staff room.		
419	1,166.2 SF	\$14.60
Former medical office space with four offices, reception and storage space.		

¹Unit can be rented as a whole or divided into Unit 409A (499.5 SF) and 409B (545.8 SF)

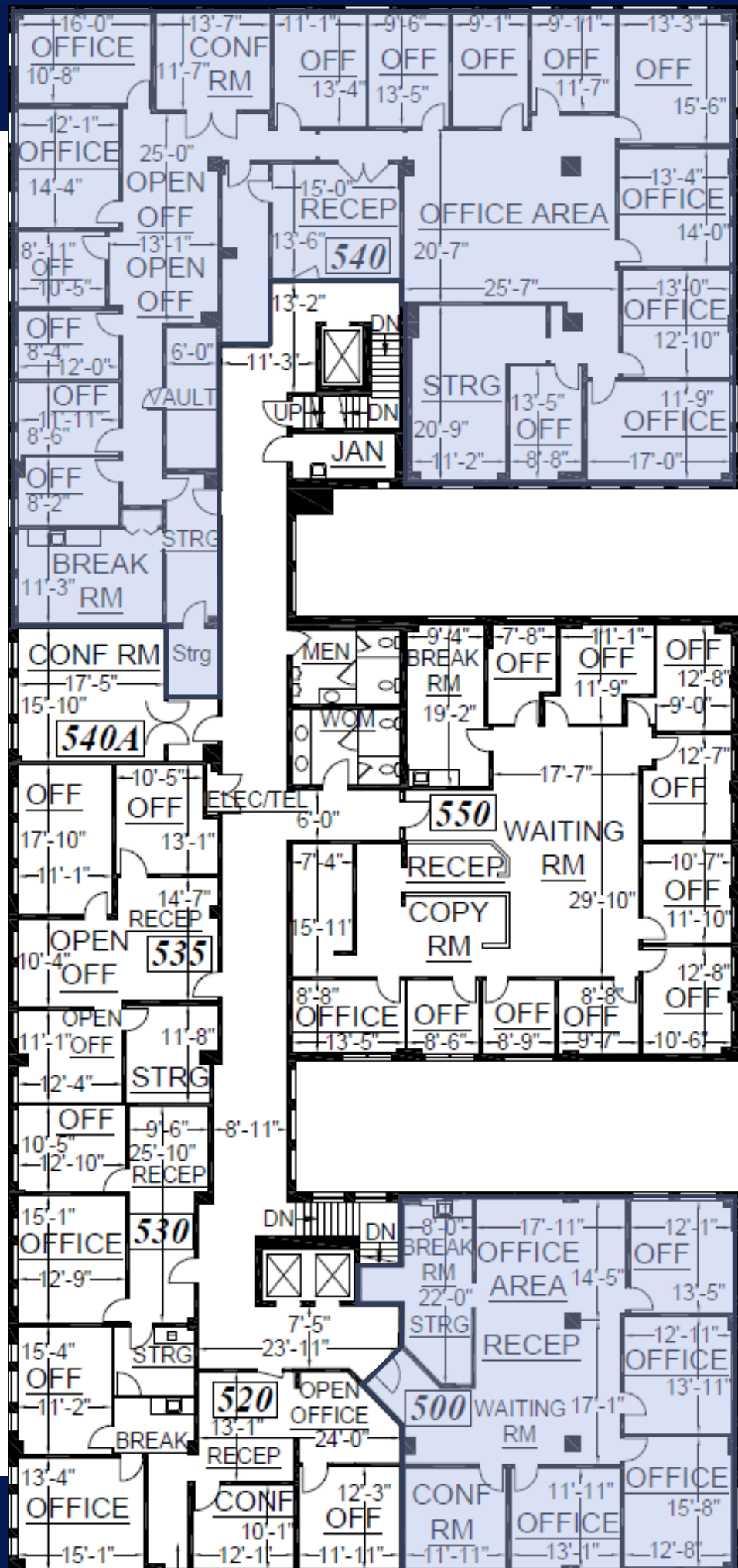
\$16.00/SF Base Rent

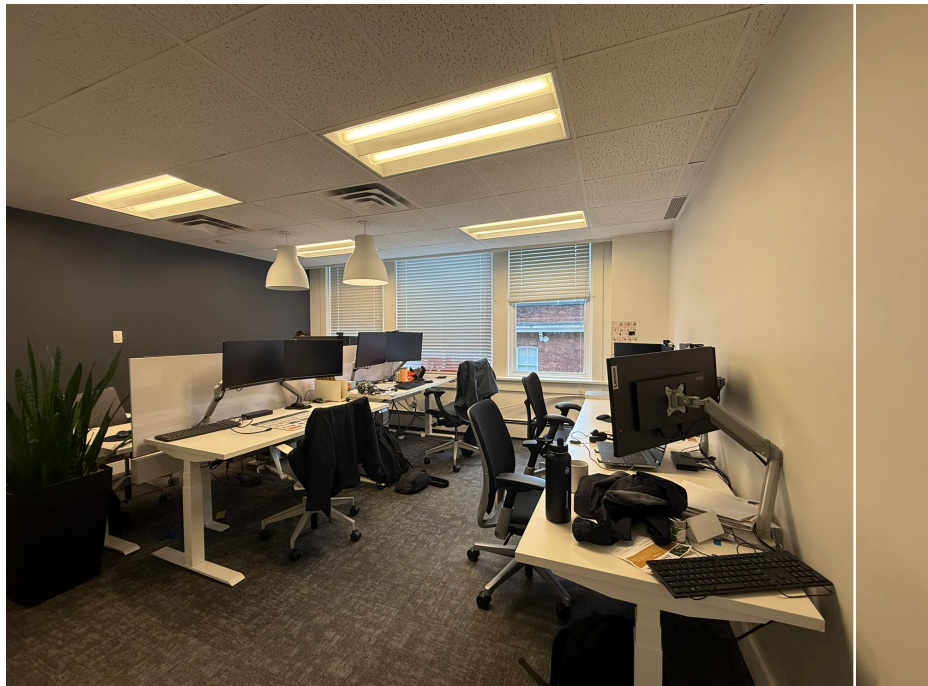


Fifth Floor

Unit	Size	Add. Rent (2026)
500	2,235.5 SF	\$14.60
<i>Built-out office with five perimeter offices, open plan and kitchenette/storage area.</i>		
540	5,919.3 SF	\$15.13
<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/SF Base Rent





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