

FOR LEASE

Victoria Professional Building

1120 YATES STREET | VICTORIA, BC



Located just outside the bustling downtown core of Victoria, British Columbia, the Victoria Professional Building is a 5-storey medical office building. It offers a prime opportunity for healthcare professionals and businesses alike seeking a strategic location to serve the community.

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Opportunity

The building's location just **outside of the downtown core** ensures **easy accessibility**, as it is **well-connected to major roads** and public transportation.



For patients, on-site parking is available, making their visits hassle-free. This location on the edge of Harris Green Village offers a pleasant and inviting environment for tenants and visitors with nearby amenities including a growing roster of services, restaurants, and cafes.

With varying sizes and configurations, these units can accommodate a wide range of medical practices, from general practitioners and dentists to specialized medical services such as physiotherapy, chiropractic care, and many others, making it an ideal destination for medical practitioners, specialists, and healthcare-related businesses.

Building Amenities

- Newly completed end of trip facilities including secure bike storage, lockers and common showers
- Common accessible washrooms on the main and third floors
- Café on the main floor
- Underground parking available for staff and visitors (93 commercial parking stalls as a mix between reserved & visitor)
- Full heating and air conditioning in each unit throughout the building
- Multitude of medical services including a pharmacy, Life Labs and West Coast Medical Imaging

WALK SCORE

97

BIKE SCORE

97

TRANSIT SCORE

88



AVAILABLE SPACE

Victoria Professional Building

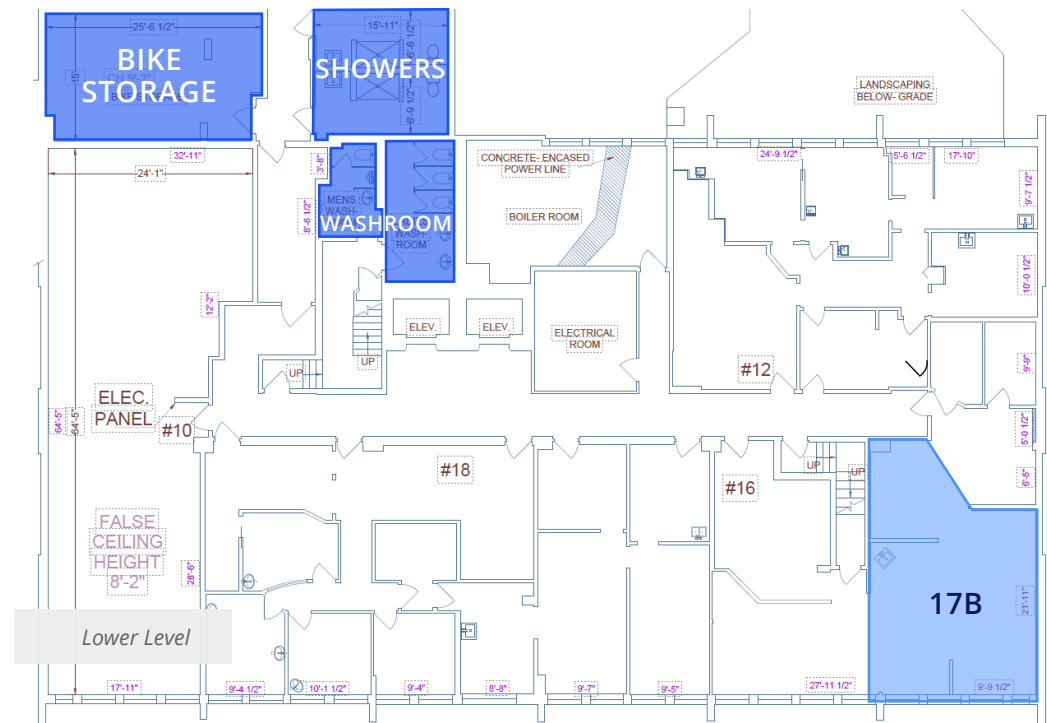
1120 YATES STREET | VICTORIA, BC

End of Trip Facilities

17B - Lower Level

Size	689 SF
Base Rent	\$21.00/ SF
Additional Rent <i>(estimated 2026)</i>	\$19.42/ SF (includes hydro)

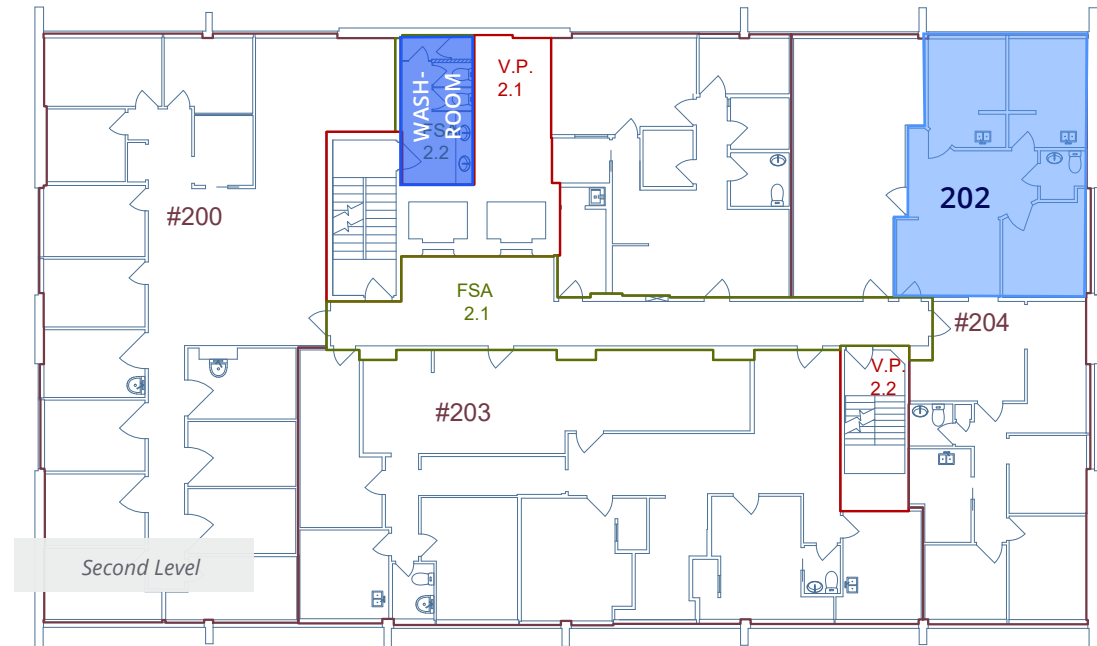
Fully open plan unit, partially below grade with south facing windows, and small kitchenette.



202 - Second Level

Size	740 SF
Base Rent	\$24.00/ SF
Additional Rent <i>(estimated 2026)</i>	\$19.42/ SF (includes hydro)

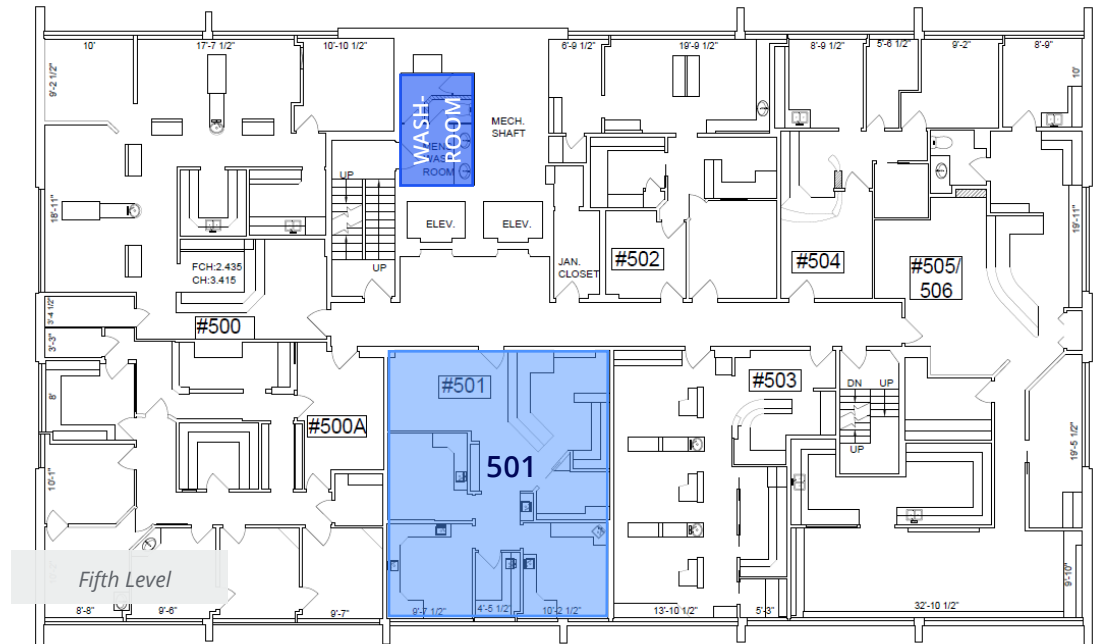
North facing corner unit built with 3 perimeter offices (2 with plumbing) and a private washroom.



501 - Fifth Level

Size	973 SF
Base Rent	\$24.00/ SF
Additional Rent <i>(estimated 2026)</i>	\$19.42/ SF (includes hydro)

Shell condition unit with stunning Olympic Mountain views. Rectangular layout with ample plumbing access, ready to be framed, drywalled, and built out, perfect for bringing your business vision to life.



Interior Photos



Lobby



Tenanted Unit



Underground Parking



Bike Storage

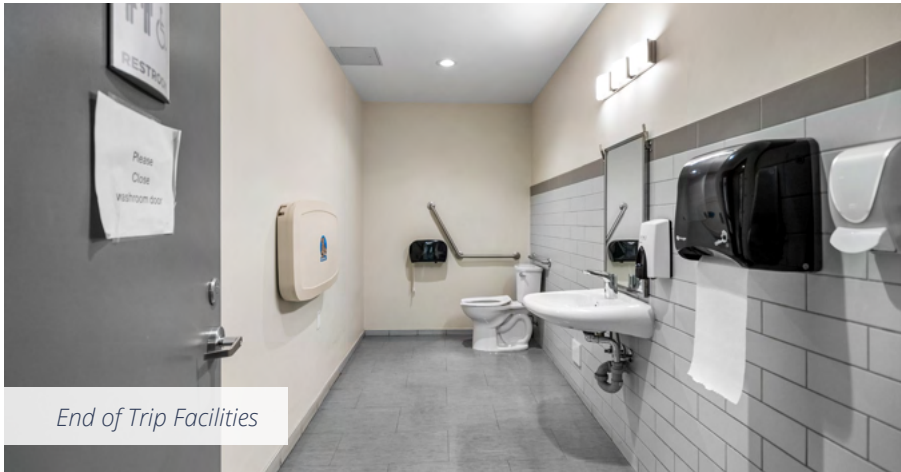
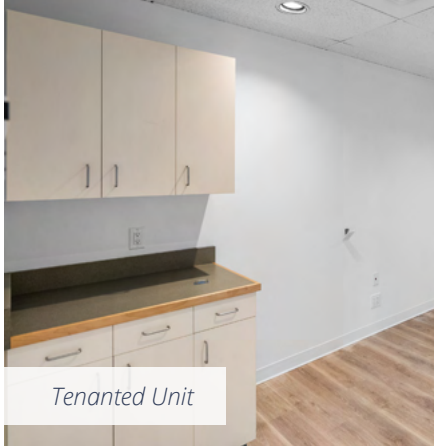


Tenanted Unit



Tenanted Unit

Interior Photos



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle is a horizontal bar with a gradient from yellow to red.

Colliers

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