



Colliers

645 Fort Street | Victoria, BC

For  
Lease

# The Yarrow Building

Historic Office Space With  
Modern Amenities

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# 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



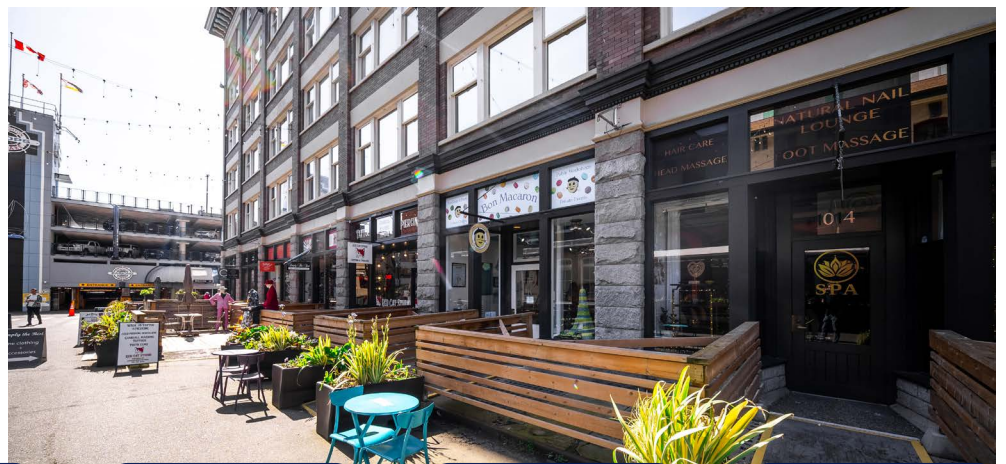
BIKE SCORE

93



TRANSIT SCORE

95



Building serviced by three (3) elevators.



Common washrooms on each floor.



Shared boardroom with kitchen.

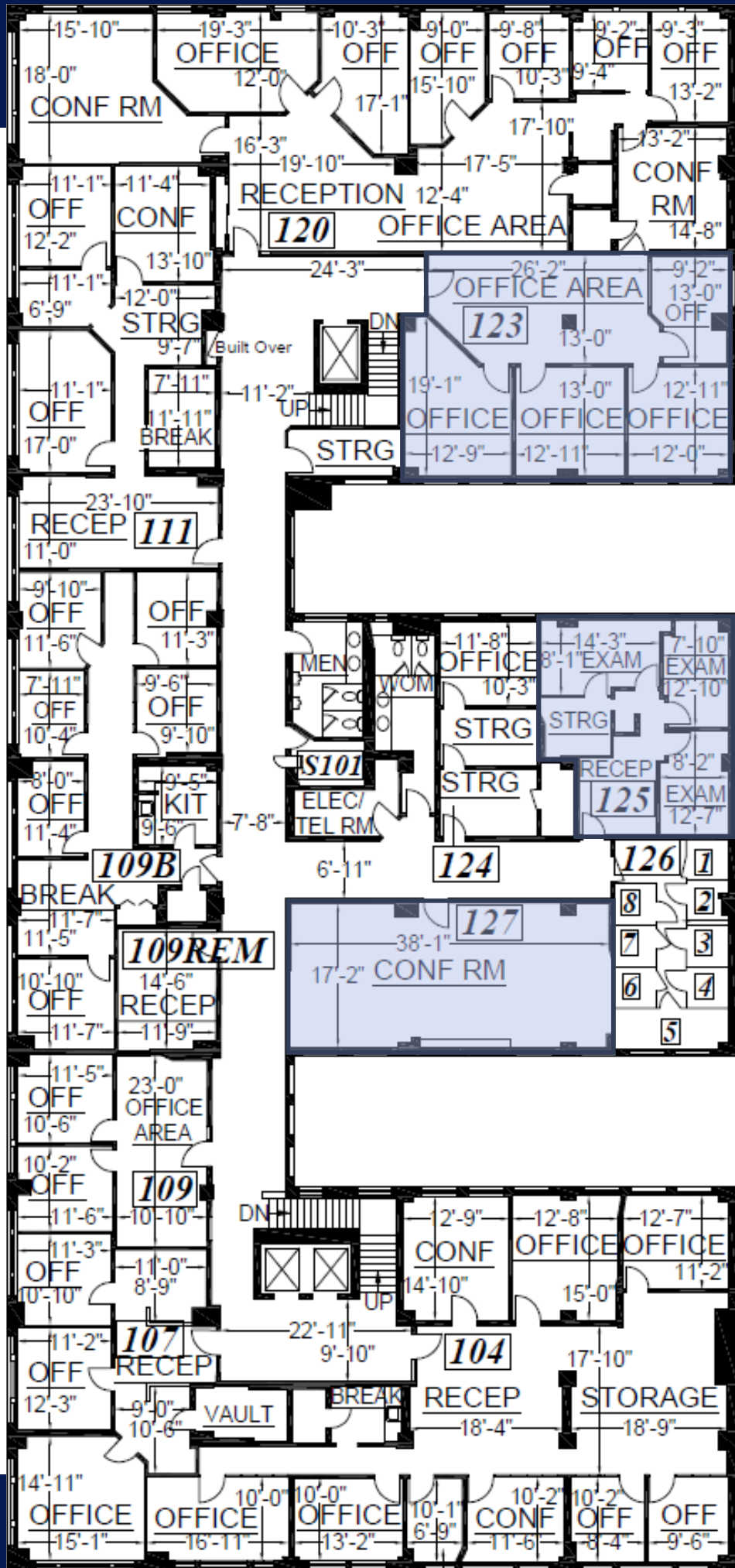


Canada Post pickup in Lobby.



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. Available June 1, 2026.*

127	848.6 SF	\$15.13
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*Air conditioned, open plan layout with full kitchen.*

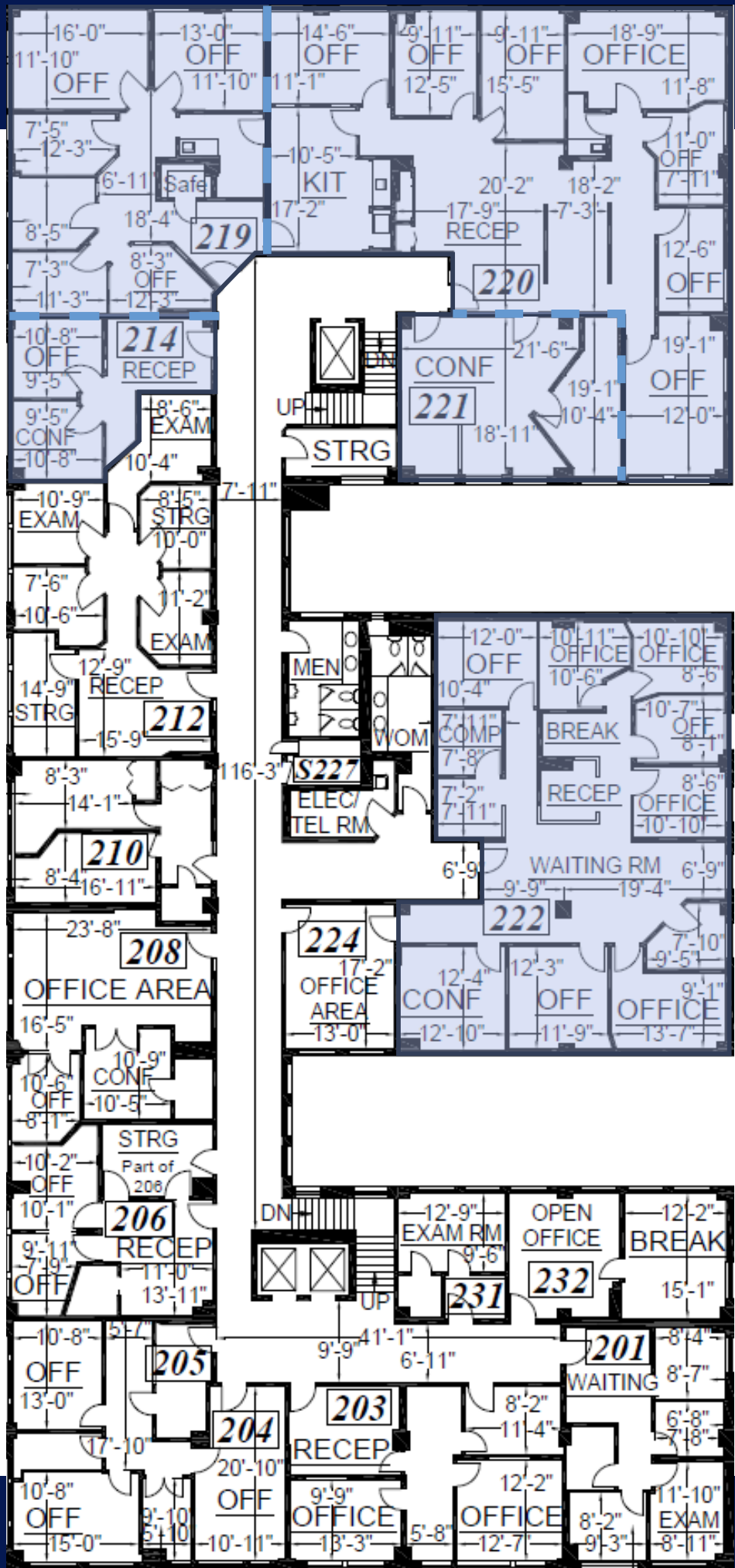
**\$16.00/SF** Base Rent

# Second Floor

Unit	Size	Add. Rent (2025)
214 <sup>1</sup>	459.7 SF	\$14.60
<i>Move-in ready space with a reception, office &amp; conference room.</i>		
219 <sup>1</sup>	1,356.4 SF	\$14.60
<i>Move-in ready corner office with 5 perimeter offices.</i>		
220 <sup>12</sup>	2,580.4 SF	\$15.13
<i>Air conditioned, built-out office with kitchen, open work spaces, and plenty of natural light.</i>		
221 <sup>12</sup>	635.6 SF	\$15.13
<i>Air conditioned, mostly open-plan space with one perimeter office.</i>		
<sup>2</sup> Units currently combined for a total of 3,216 SF		
222	2,277.6 SF	\$14.60
<i>Built-out office space with reception, break-out area &amp; IT closet.</i>		

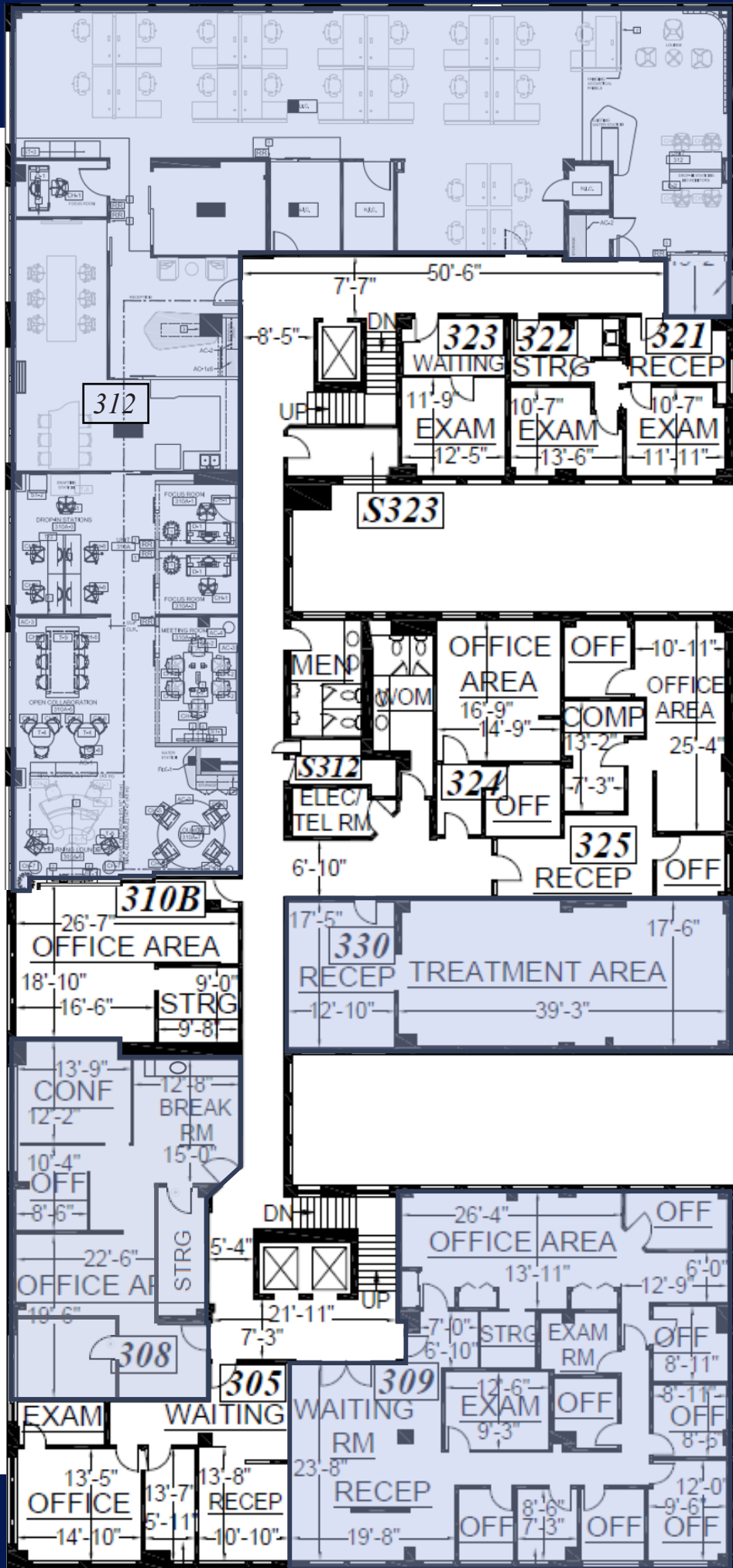
<sup>1</sup>Units can be combined for up to 5,032.1 SF

**\$16.00/SF** Base Rent



# Third Floor

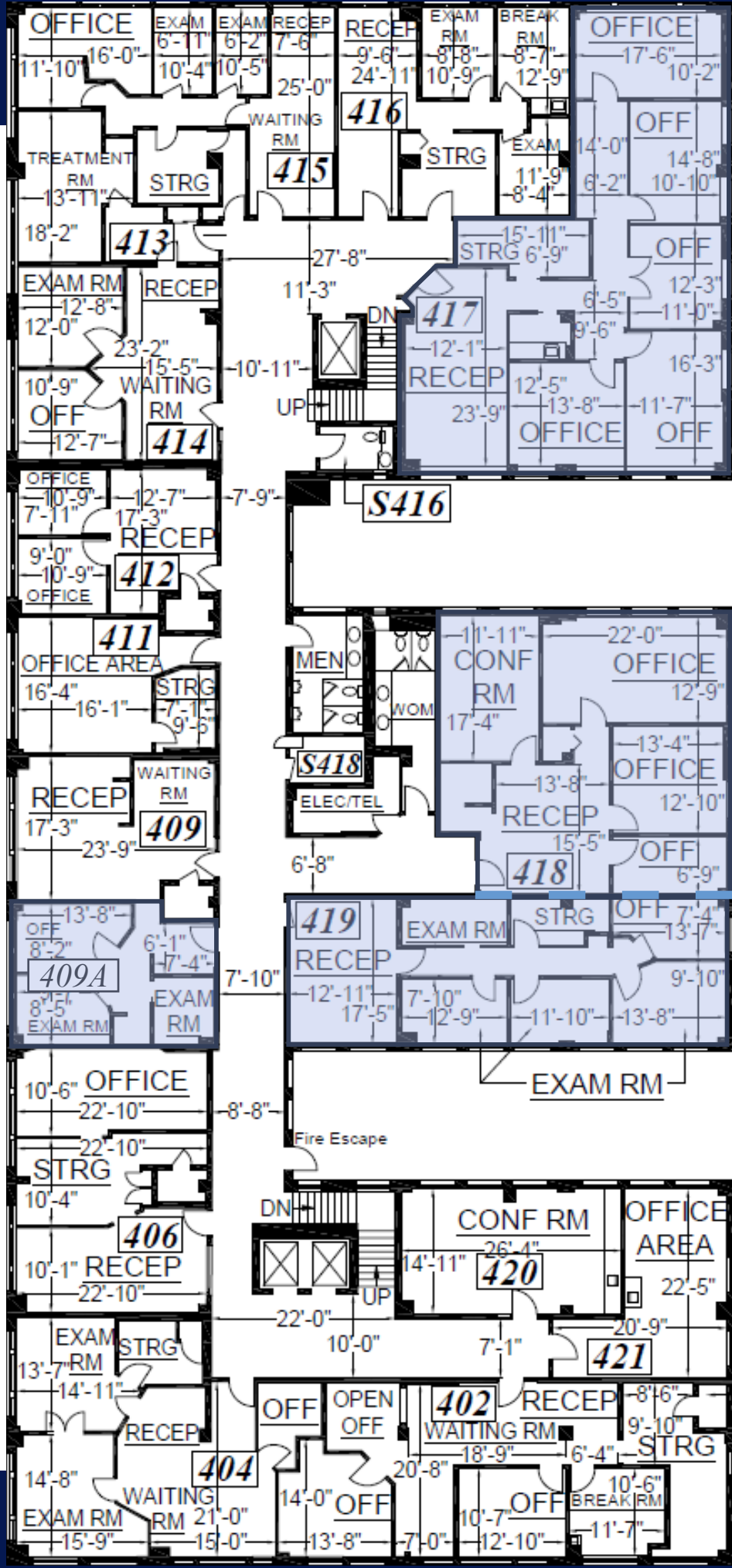
Unit	Size	Add. Rent (2026)
308	1,295.5 SF	\$15.13
<i>Air conditioned, fully-built out office with conference room. Available June 1<sup>st</sup>, 2026.</i>		
309	2,573.0 SF	\$15.13
<i>Air conditioned, fully built-out office with exam rooms, reception &amp; staff area.</i>		
312	5,672.0 SF	\$15.13
<i>Air conditioned &amp; open-concept modern office. Available August 1<sup>st</sup>, 2026.</i>		
330	1,167.7 SF	\$14.60
<i>Shell space with north facing windows. Rough-in plumbing in place for a kitchenette.</i>		



**\$16.00/SF** Base Rent

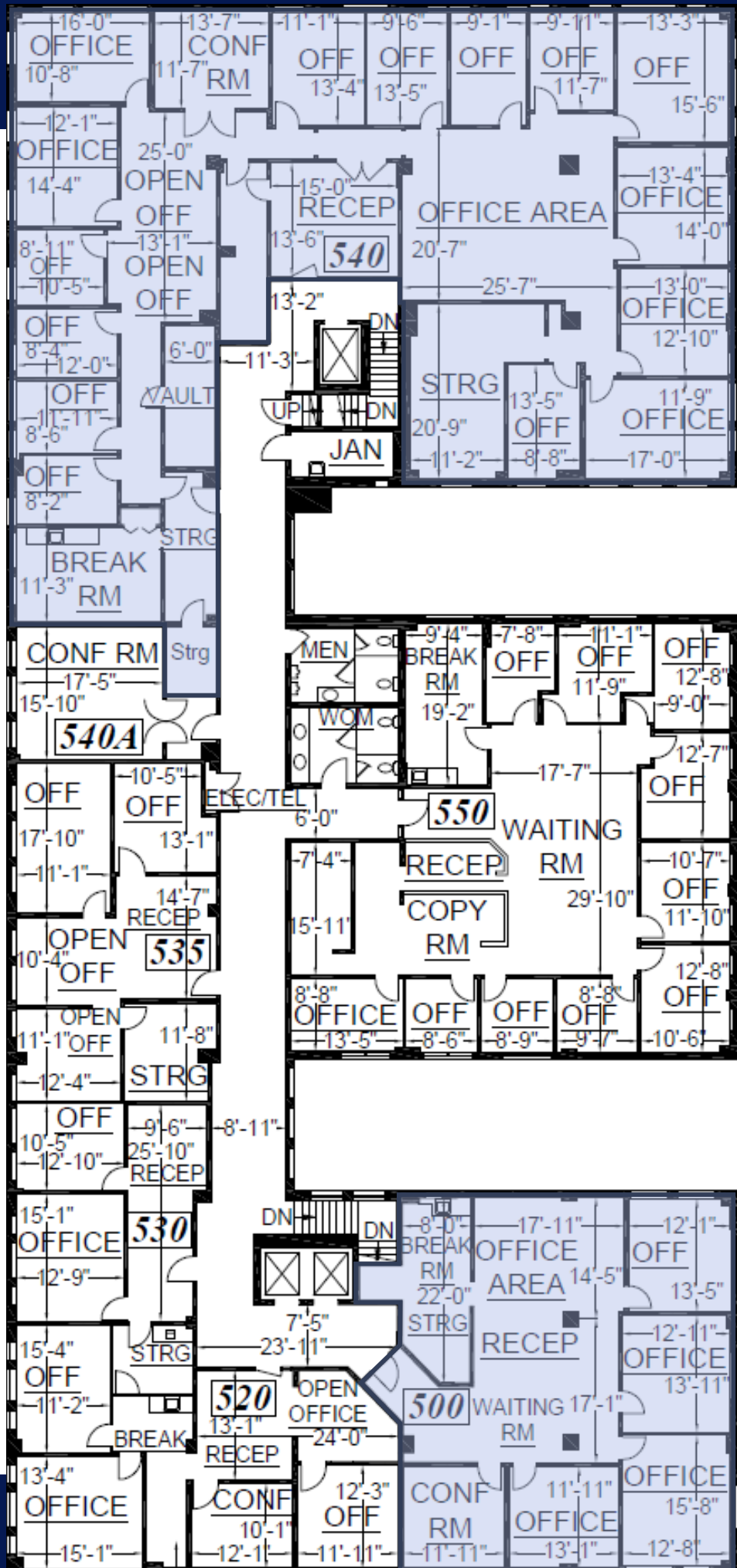
# Fourth Floor

Unit	Size	Add. Rent (2026)
409A	449.5 SF	\$14.60
<i>Built-out office with 3 private offices.</i>		
417	1,999.5 SF	\$15.13
<i>Air conditioned, built-out office with 5 perimeter offices and a kitchenette.</i>		
418	1,395.7 SF	\$14.60
<i>Built-out with three offices/meeting rooms and a staff room.</i>		
419	1,166.2 SF	\$14.60
<i>Former medical office space with four offices, reception and storage space.</i>		



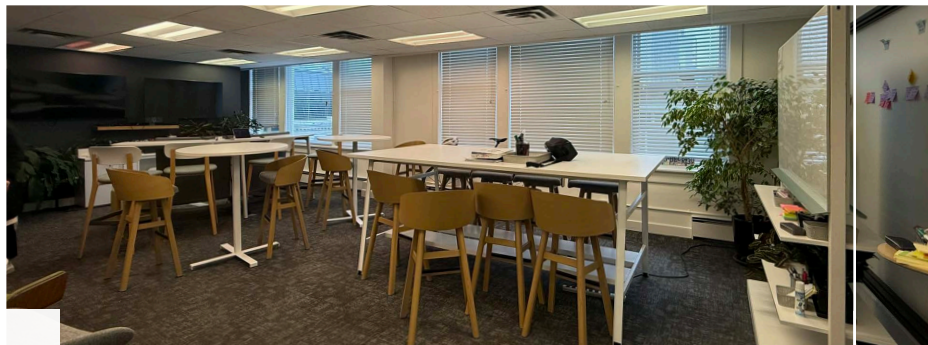
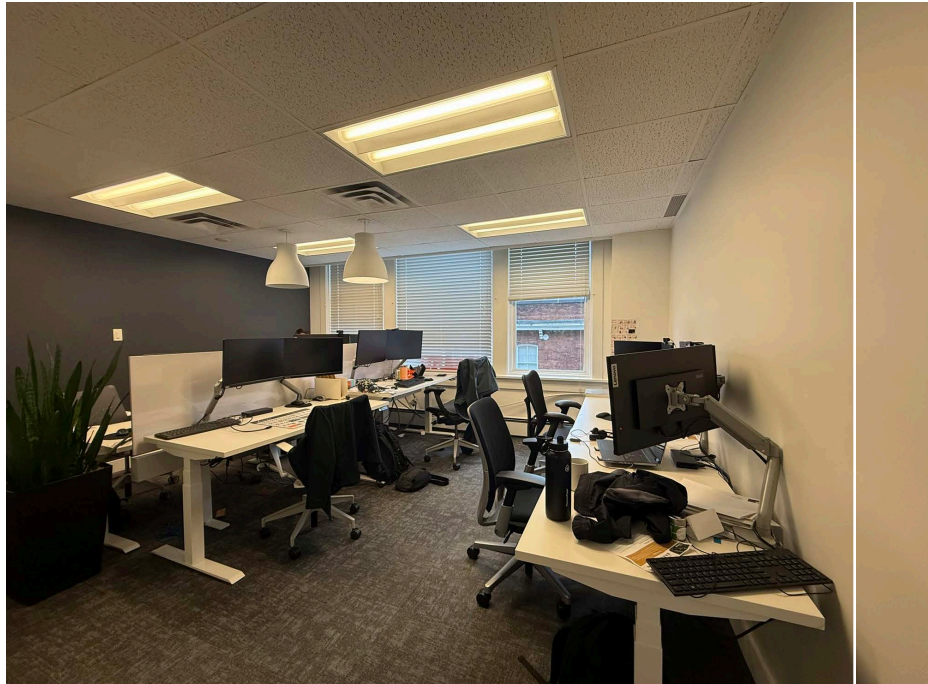
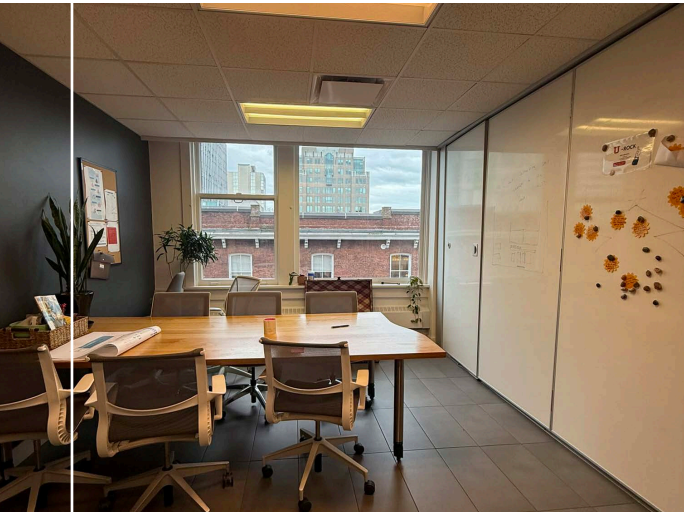
**\$16.00/SF** Base Rent

# Fifth Floor



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

**\$16.00/SF** Base Rent



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