

FOR LEASE

Prime  
Downtown  
Office Space

Colliers  
For Lease  
Tristan Spark  
Graham Smith  
250 389 6454

546 YATES STREET - VICTORIA, BC

**Graham Smith**  
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## LOCATION

Located in the heart of Victoria's Old Town and surrounded by attractive heritage buildings and desirable retail tenancies, the subject space offers a prime office opportunity. The building was fully renovated in 2008 and is directly across from the Yates Street parkade (360 stalls).

### SALIENT FACTS

Size	3rd Floor: 7,605 SF (Space can be demised)
Lease Rate	\$19.00 PSF
Operation costs & Taxes (2023)	\$11.41
Available	Immediately

### HIGHLIGHTS

- > Attractive and functional existing layout
- > HVAC throughout
- > Ample glazing
- > Attractive common area finishes
- > Directly opposite the Yates Street parkade



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