

# 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.

Colliers

# 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, 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.

This building currently offers seven distinct units available for lease, each customizable to suit the unique needs of its occupants. 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 floor
- Cafe on the main floor
- Underground parking available for staff and visitors, offering 93 commercial parking stalls
- Heating and air conditioning in each unit
- 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

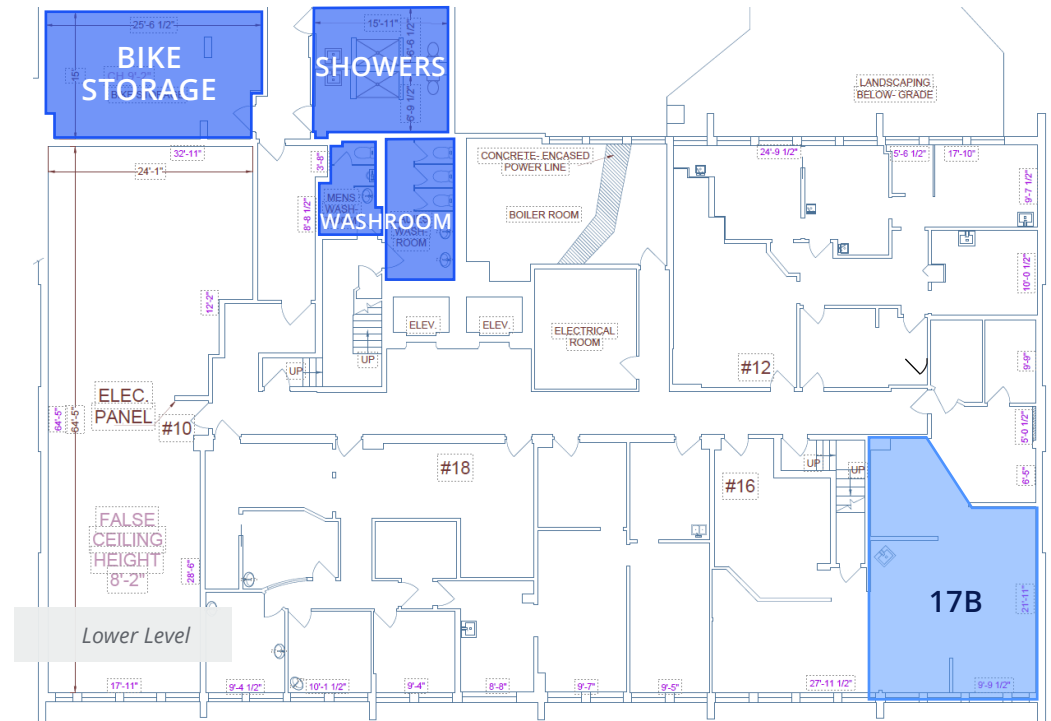
1120 YATES STREET | VICTORIA, BC

### End of Trip Facilities

## 17B - Lower Level

<b>Size</b>	689 SF
<b>Condition</b>	Move-in ready
<b>Base Rent</b>	Contact Listing Agents
<b>Additional Rent</b> <i>(estimated 2026)</i>	\$19.42 (includes hydro)

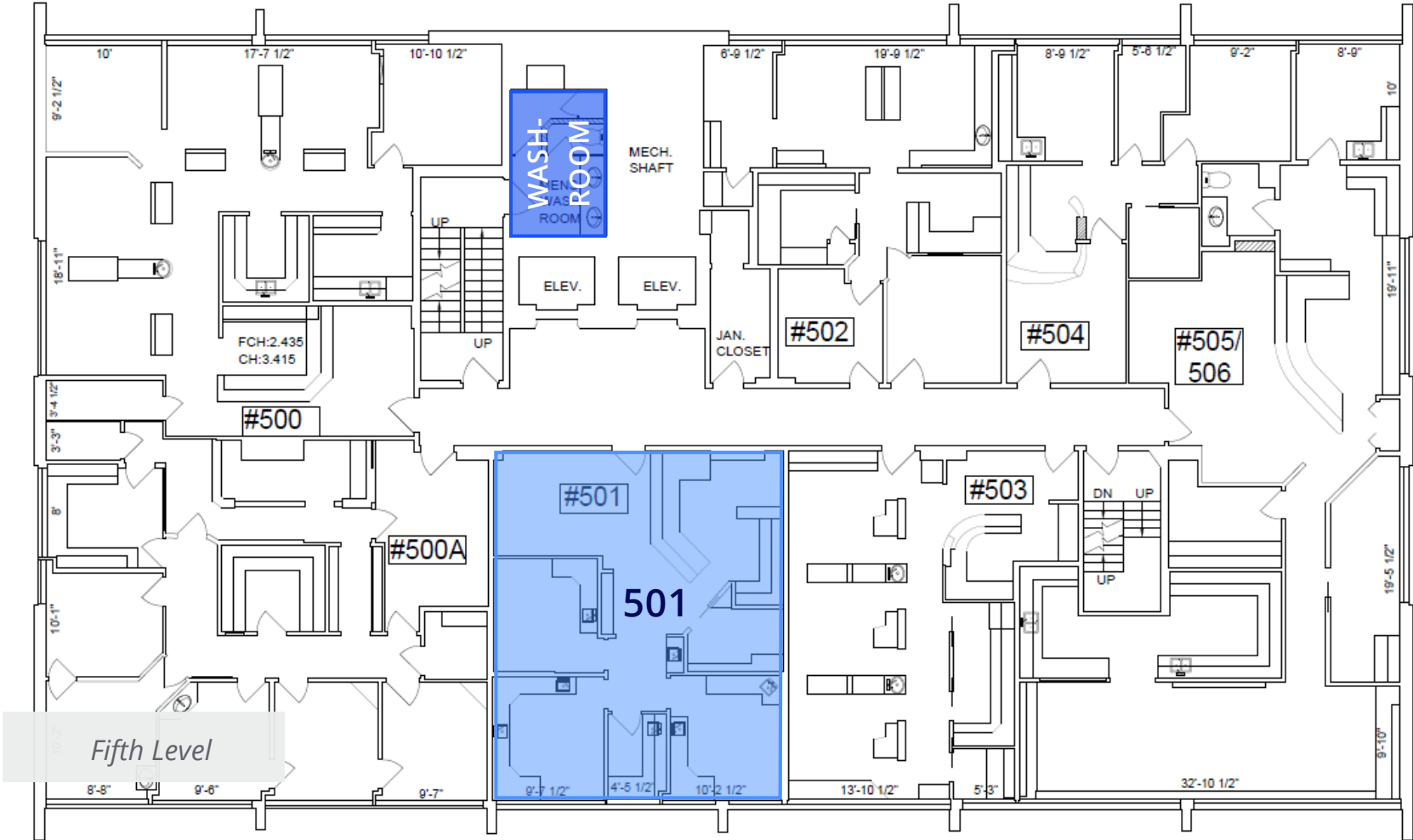
Fully open plan unit, partially below grade with south facing windows. Small kitchenette in place.



# 501 - Fifth Level

<b>Size</b>	973 SF
<b>Condition</b>	Move-in ready
<b>Base Rent</b>	Contact Listing Agents
<b>Additional Rent</b> <i>(estimated 2026)</i>	\$19.42 (includes hydro)

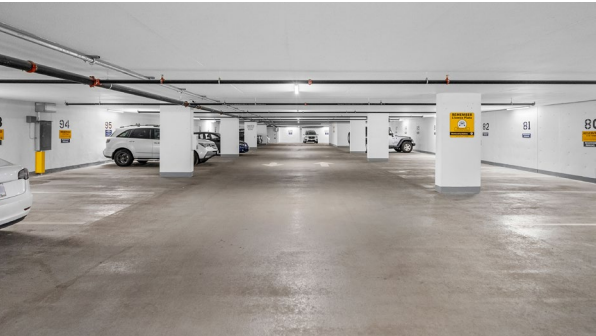
Shell condition unit with stunning Olympic Mountain views. Rectangular layout with ample plumbing access, ready to be framed, drywalled, and built out, perfect for bringing your business vision to life.



# Interior Photos

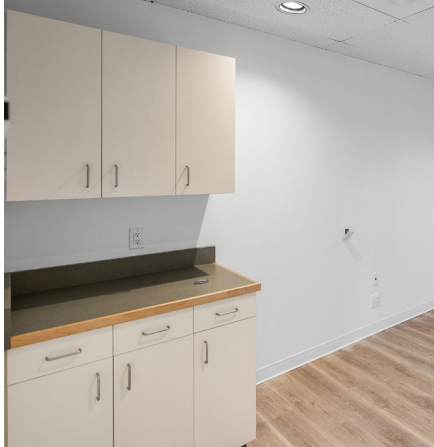


Tenanted Unit



Tenanted Unit

# Interior Photos





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