

**FOR LEASE: VICTORIA PROFESSIONAL BUILDING**  
**1120 YATES STREET**  
VICTORIA, BC



**OPPORTUNITY FOR GROUND FLOOR CAFÉ/RESTAURANT**  
**EQUIPPED WITH KITCHEN & VENTING, AMPLE GLAZING AND POTENTIAL FOR OUTDOOR SEATING**

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## OPPORTUNITY

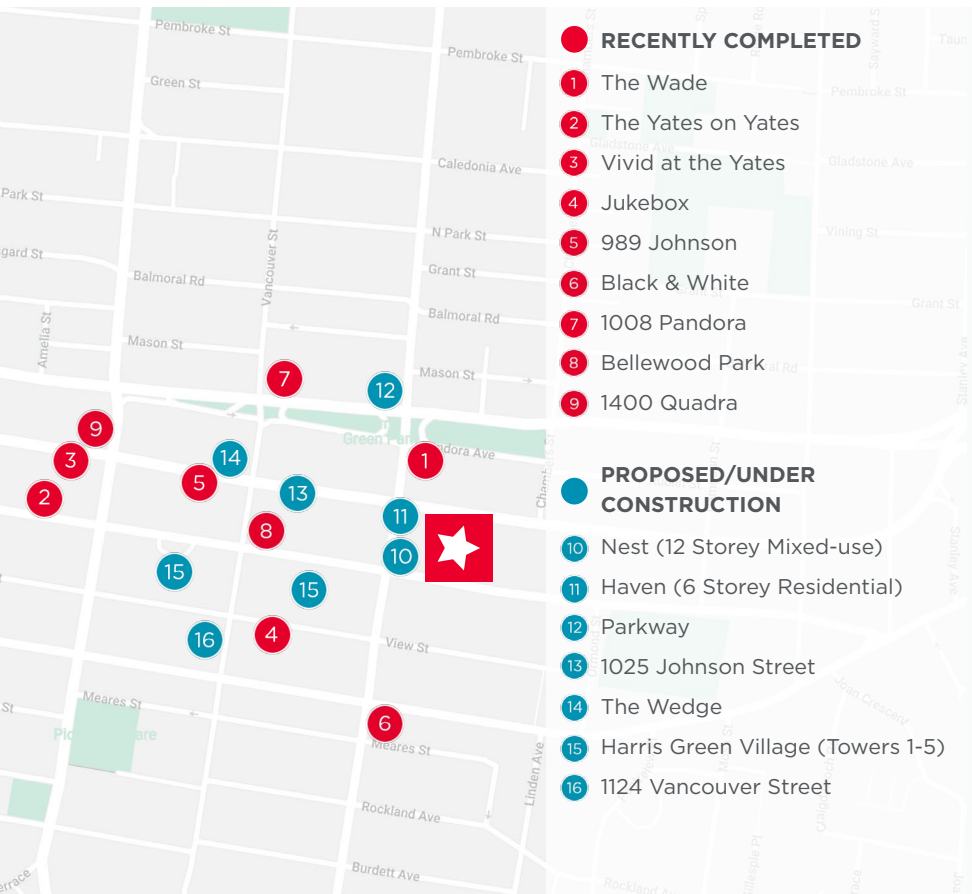
Smaller, move-in ready office units are in big demand in Victoria. The Victoria Professional Building offers options in various sizes that cater to small businesses or sole practitioners looking for well-priced, well-maintained space that doesn't require extensive upgrading, including the opportunity to add a café/restaurant. The building has undergone significant upgrades over recent years to improve efficiency, maximize comfort for tenants and patrons, and stabilize common costs for the future. Every unit is bright and has ample natural light.

## LOCATION

Victoria Professional Building is just east of Cook St, on the edge of Downtown Victoria. In the midst of development on this block and nearby, it remains as a valued neighbourhood amenity that houses many long-standing medical and dental practices. The building is well located to serve residents and workers within Victoria's Harris Green, Fernwood and North Park neighbourhoods, in what could be known as Victoria's main medical district.

## NEIGHBOURHOOD DEVELOPMENT

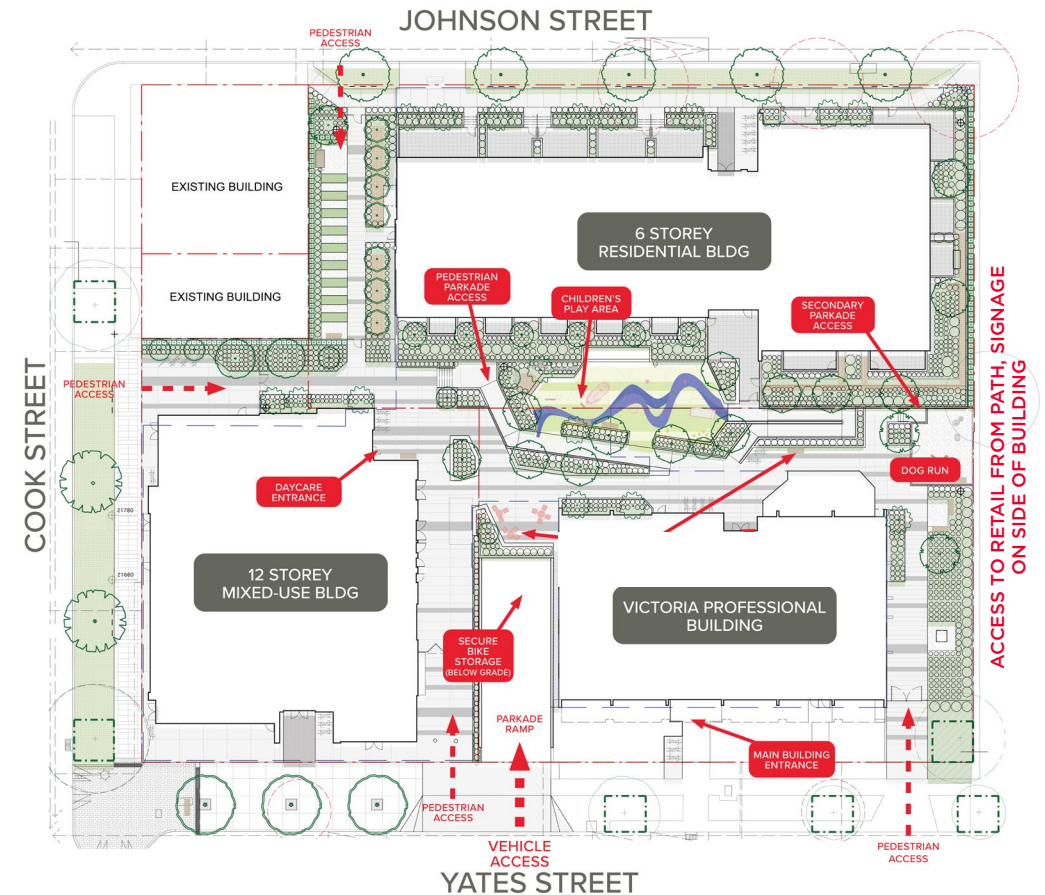
Close to 1000 residential units have been added within a three-block radius of the Victoria Professional Building, and the neighborhood and immediate area continues to add density and amenities.



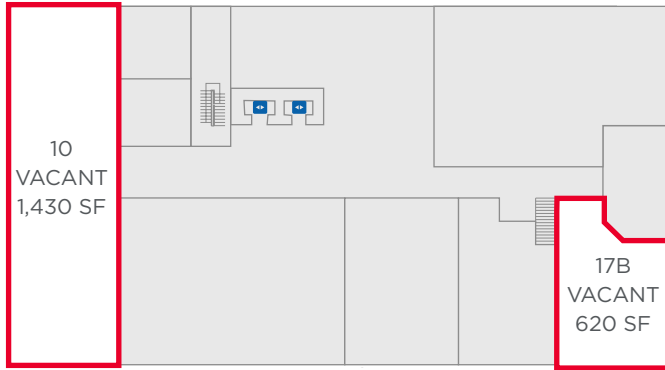
## ON-SITE DEVELOPMENT

Currently under construction for completion in 2023/2024, Haven and Nest by Chard will add 211 new residential units immediately adjacent the Victoria Professional Building. Together, Nest, Haven and the Victoria Professional Building will be a vibrant, connected community boasting many upgrades and benefits:

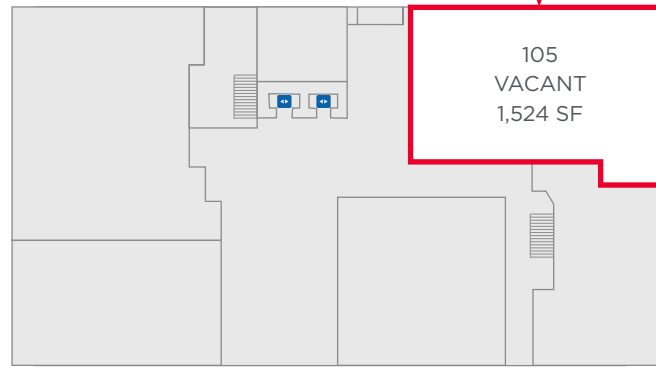
- **BUILDING IMPROVEMENTS:** The Victoria Professional Building has received new elevators and double pane windows, as well as common space upgrades.
- **NEW BELOW-GRADE PARKING:** 100 new stalls will be provided (for monthly and transient parking)
- **NEW TENANT BIKE STORAGE:** Secure bike storage and after-trip shower/locker facilities will be added for use by tenants.
- **CENTRAL COURTYARD:** The new courtyard will feature extensive seating, a children's play area, a fenced dog run and easy pedestrian access. It will be open for tenant use with public access during the day.
- **DAYCARE:** A childcare facility will be included on the second floor of Nest, the mixed-use building at the corner of Cook and Yates. It will accommodate approximately 75 children.



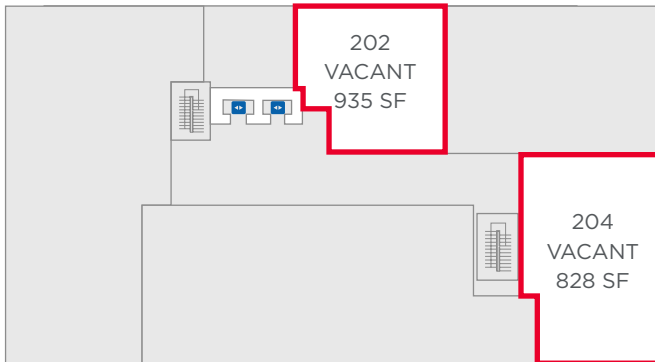
## AVAILABLE UNITS



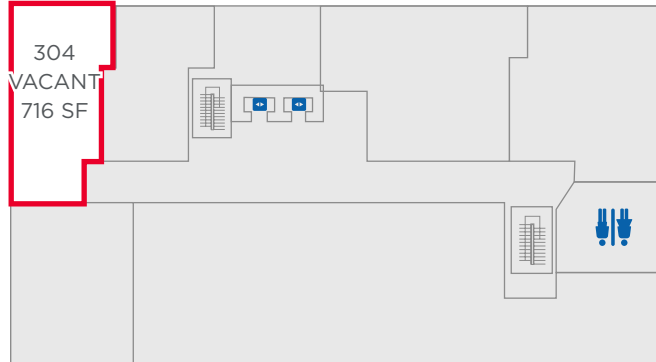
LOWER LEVEL



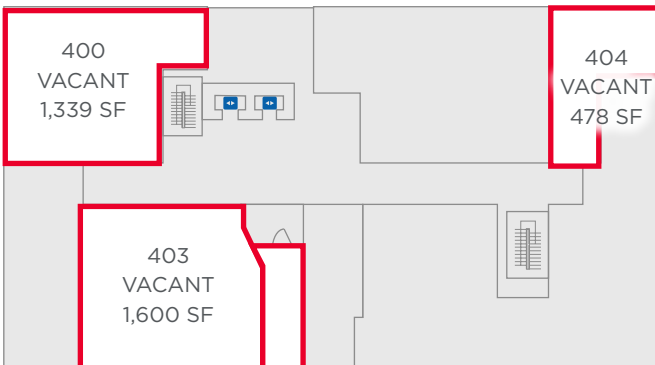
MAIN LEVEL



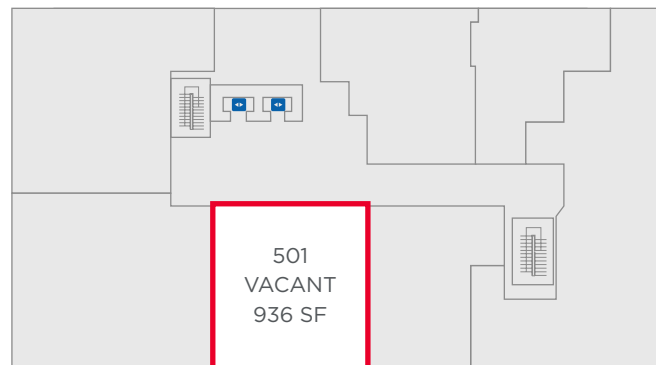
SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL



FIFTH LEVEL

## RATES

Rates vary. Call agent for details.

## ADDITIONAL RENT

\$18.00 est 2022

## PARKING

FREE surface parking for patrons is offered across the street on Johnson Street during construction. There is a complimentary shuttle that runs throughout the day. New, below grade parking will be available late 2023/ early 2024.

## OFFICE UNITS FOR LEASE

LEVEL	UNIT #	AREA
LOWER LEVEL	10	1,430 SF
LOWER LEVEL	17B	620 SF
MAIN LEVEL	105	1,524 SF
SECOND LEVEL	202	935 SF
SECOND LEVEL	204	828 SF
THIRD LEVEL	304	716 SF
FOURTH LEVEL	400	1,339 SF
FOURTH LEVEL	403	1,600 SF
FOURTH LEVEL	404	478 SF
FIFTH LEVEL	501	936 SF



PARKADE ENTRANCE OFF YATES STREET

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