FOR LEASE

JBW COMMERCIAL



DOWNTOWN VICTORIA OFFICE SPACE

300 - 546 YATES STREET

VICTORIA, BC

1,500 up to 7,605	$16.00	$11.30	OTD-1
SQ FT - THIRD FLOOR	BASE RENT / SQ FT	ADDL RENT / SQ FT	OLD TOWN DISTRICT

01 THE OFFERING

A third-floor office accommodating unit sizes from 1,500 up to ±7,605 sq ft in the heart of Victoria's Old Town, directly opposite the Yates Street Parkade. The suite is fully built out with glass-partitioned private offices, multiple boardrooms, and a large open-concept work area under suspended ceiling tiles, with durable carpet throughout.

A partial kitchenette and staff lounge support day-to-day use, while three separate washrooms and a unisex shower serve active staff. Featuring a dedicated electrical room, data room, and two private balconies.

Access is by elevator or stairs from a finished street-level lobby on Yates Street.

ADDITIONAL ITEMS

Multiple private offices	Multiple boardrooms
Open-concept work area	Partial kitchenette
Three washrooms and shower	Two private balconies
Glass-partitioned offices	Dedicated electrical and data room
Suspended ceiling tiles	Elevator and stair access

SALIENT FACTS

CIVIC ADDRESS	300 - 546 Yates Street
MUNICIPALITY	City of Victoria
ZONING	OTD-1 Old Town District-1
SIZE	±1,500 up to ±7,605 sq ft
LEVEL	Third floor
UNIT ACCESS	Elevator and stairs
PARKING	Street parking & Opposite 360-Stall Yates St Parkade

LEASE TERMS

COMPONENT	PER MONTH
FROM 1,500 SQ FT	
Base rent 1,500 SQ FT @ $17.00	**$2,125.00**
Additional rent 1,500 SQ FT @ $11.30	**$1,412.50**
TOTAL ALL-IN	**$3,537.50**
FULL FLOOR ±7,605 SQ FT	
Base rent ±7,605 SQ FT @ $16.00	**$10,140.00**
Additional rent ±7,605 SQ FT @ $11.30	**$7,161.38**
TOTAL ALL-IN	**$17,301.38**

Per month, plus GST. Additional rent is an estimate subject to reconciliation.



PRIVATE OFFICE



OPEN FLOOR PLAN



KITCHENETTE AND STAFF LOUNGE



OFFICES & OPEN CONCEPT AREA



STREET-LEVEL ELEVATOR LOBBY



THIRD-LEVEL PRIVATE BALCONY



DIRECTLY OPPOSITE THE YATES STREET PARKADE

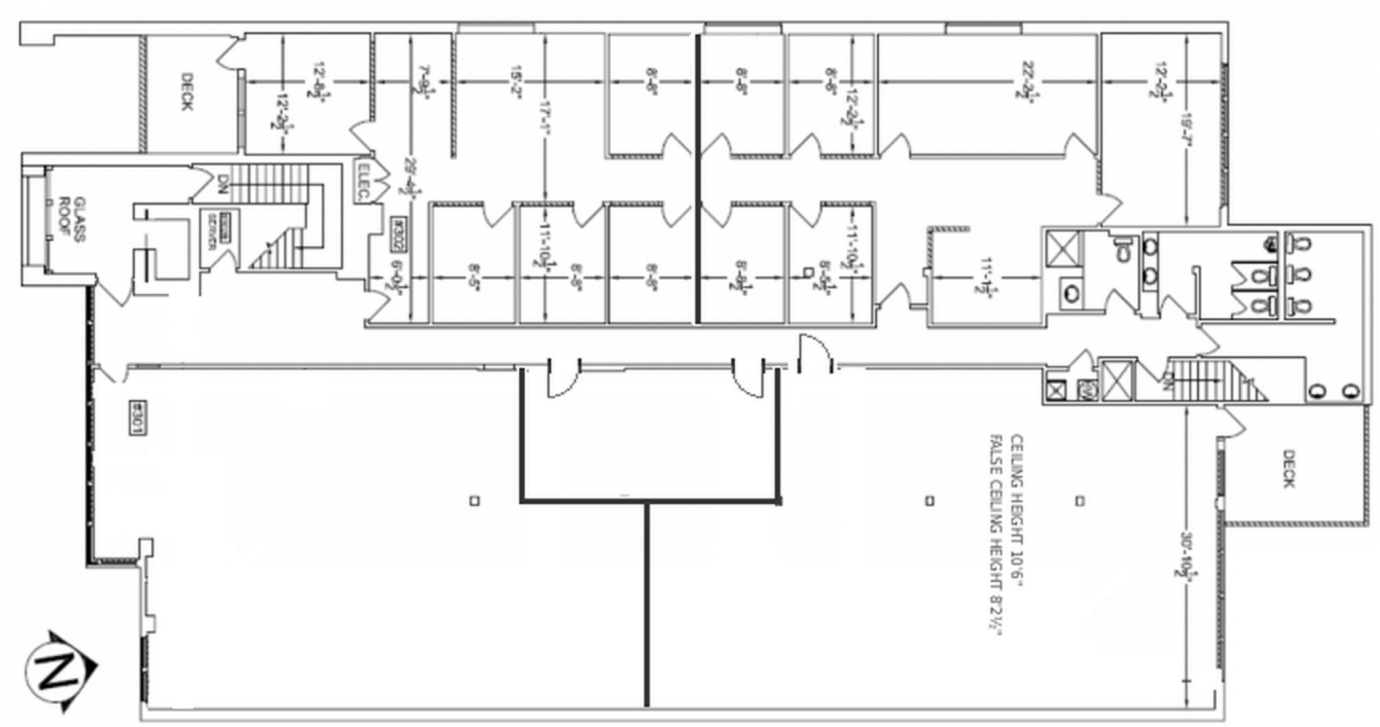


OUTLOOK OVER OLD TOWN

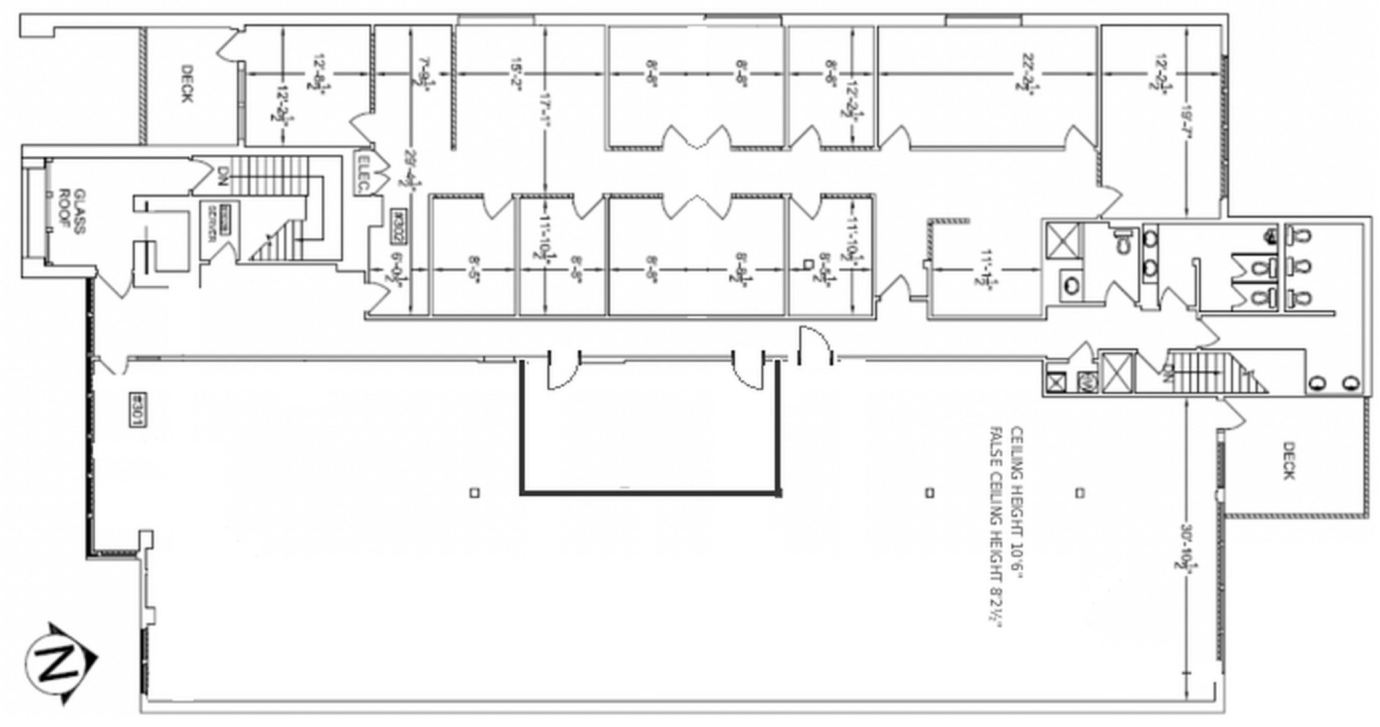
02 THIRD FLOOR PLANS

±1,500 up to ±7,605 sq ft

FLEXIBLE DEMISING OPTIONS - STARTING FROM ±1,500 SQ FT



FULL 7,605 SQ FT FLOORPLATE OPTION



10'6"
CEILING HEIGHT

8'2½"
FALSE CEILING HEIGHT

Two
PRIVATE DECKS

Three
WASHROOMS + SHOWER



LOCATION

The property sits in the historic Old Town district of downtown Victoria, on the high-traffic Yates Street corridor between Government and Wharf Streets. The location offers strong visibility, direct transit access, and a full range of urban amenities within a short walk, including restaurants, banking, hotels, and the Inner Harbour.

With its turnkey buildout and flexible layout, the space suits professional firms, creative agencies, technology companies, and service organizations seeking a high-profile presence in Victoria's downtown core.

TRADE AREA & DRIVE TIME

VICTORIA CORE	**1 min**
SAANICH CORE	**10 min**
LANGFORD	**20 min**
SIDNEY	**30 min**
DUNCAN	**60 min**
NANAIMO	**90 min**

SPEAK WITH THE LISTING TEAM

HARRY JONES
PERSONAL REAL ESTATE CORPORATION
250-410-3602
harry@jbwcommercial.com

CONNOR BRAID
PERSONAL REAL ESTATE CORPORATION
250-410-1992
connor@jbwcommercial.com

453 Head Street, Victoria, BC V9A 5S1 | jbwcommercial.com

JBW Commercial Inc. has prepared this document / brochure / email for the sole purpose of advertising & providing general information. JBW Commercial Inc. and its listing clients do not provide any guarantees or warranties, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, completeness, and reliability. They do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate independent investigations and due diligence as to the accuracy of the information they deem important. All information provided is subject to errors, omissions, changes, including price, or may be withdrawn without notice. Sizes are approximate and based on architectural drawings, professional or owner's provided information. JBW Commercial Inc. and its listing clients explicitly disclaim all inferred or implied terms, conditions, and warranties arising from this document and exclude any liability for loss and/or damages resulting therefrom. This publication is the copyrighted property of JBW Commercial Inc. and its listing client. © 2026. All rights reserved. E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement and or relationship. JBW Commercial Inc. 453 Head Street, Victoria, BC V9A 5S1.