

FOR LEASE

712 YATES STREET VICTORIA, BC



CONCERT PROPERTIES

FLEXIBLE OPPORTUNITIES FROM 2,500 SF UP TO 66,693 SF



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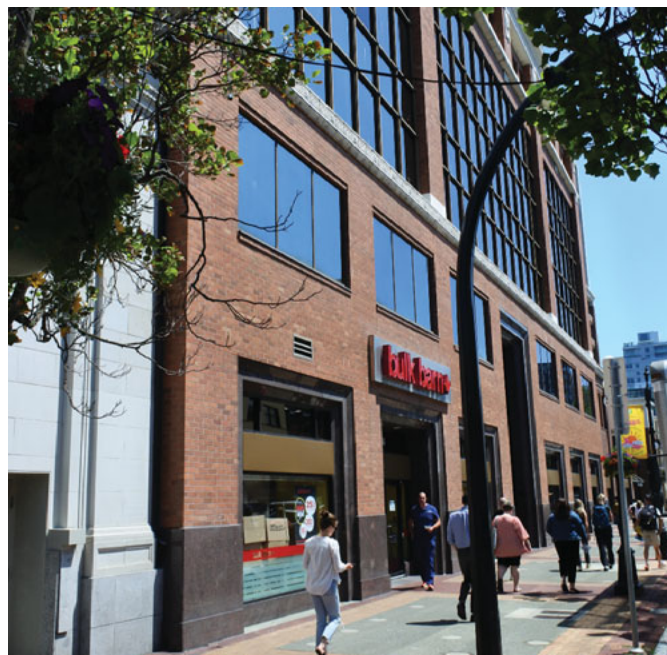
CONCERT PROPERTIES

OPPORTUNITY

Situated in the heart of Victoria, British Columbia, 712 Yates Street is poised for a remarkable transformation as six of its floors, up to 66,693 square feet become vacant. This office building, known for its efficiency and strategic location, presents a unique opportunity to cater to smaller tenants seeking an ideal workspace or larger companies looking to benefit from everything 712 Yates has to offer. Surrounded by a wealth of amenities and boasting expansive decks on the third floor, the building holds tremendous potential.

CONCERT PROPERTIES

Since 1989, Concert Properties has proudly developed, acquired and managed Canadian real estate in pursuit of building a people-first future. With over \$9 billion in assets, we are backed and owned by over 200,000 Canadians, represented by union and management pension plans and institutional investors. Concert Properties comprises three corporate entities, Concert Real Estate Corporation, Concert Infrastructure and Concert Income Properties. Within these entities, we develop, own and manage rental apartments and seniors' active aging communities; develop condominium homes; develop, acquire and manage commercial properties; and invest in, develop and manage public infrastructure projects across Canada. In each area of our business our vision remains the same: build resilient, inclusive and sustainable communities.



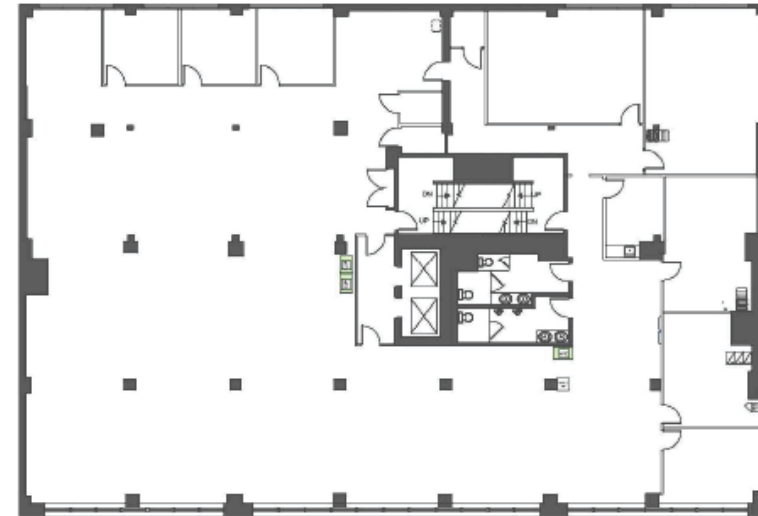
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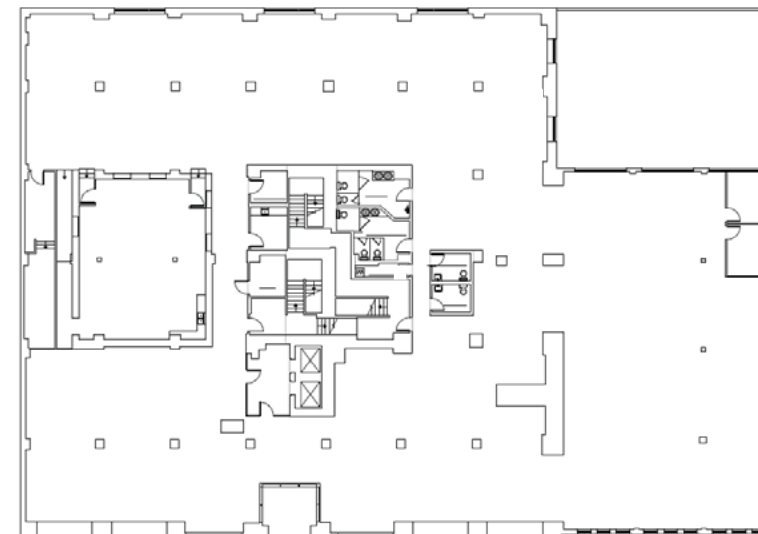


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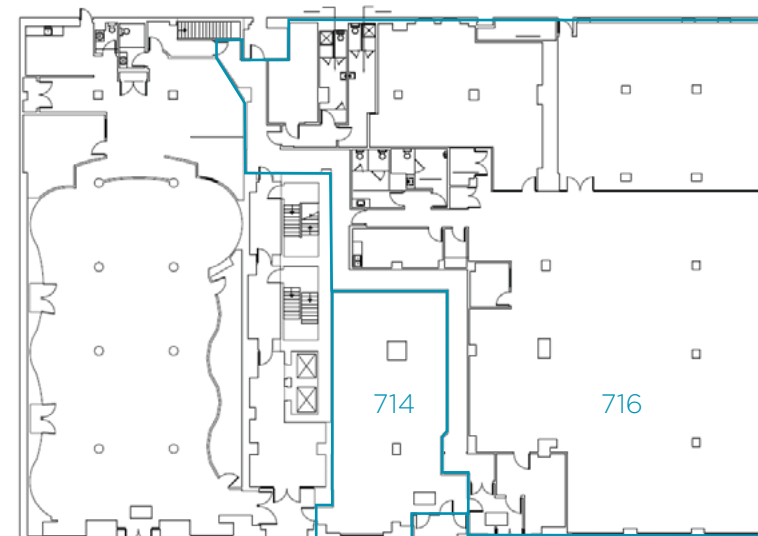
SIXTH FLOOR

Approximately 9,181 SF Available



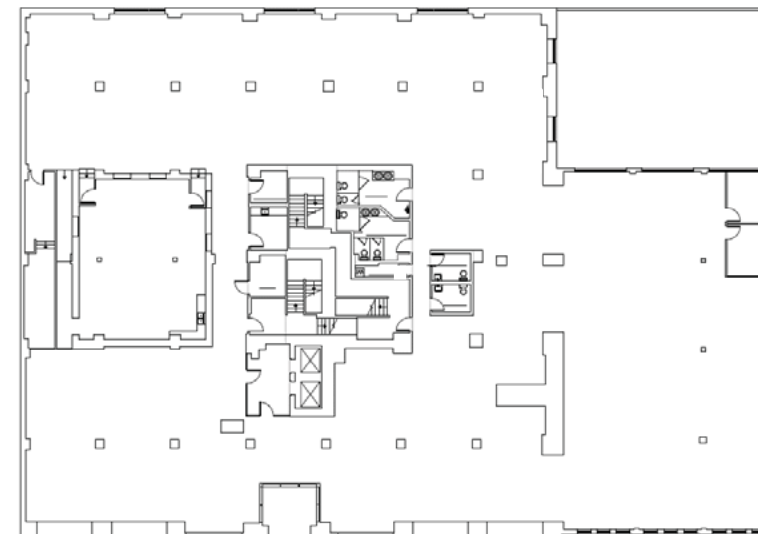
FIFTH FLOOR

Approximately 9,231 SF Available



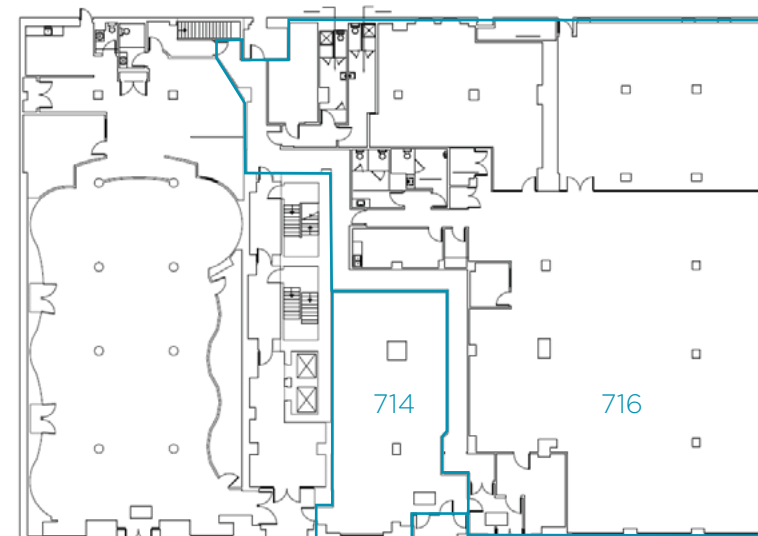
FOURTH FLOOR

Approximately 9,225 SF



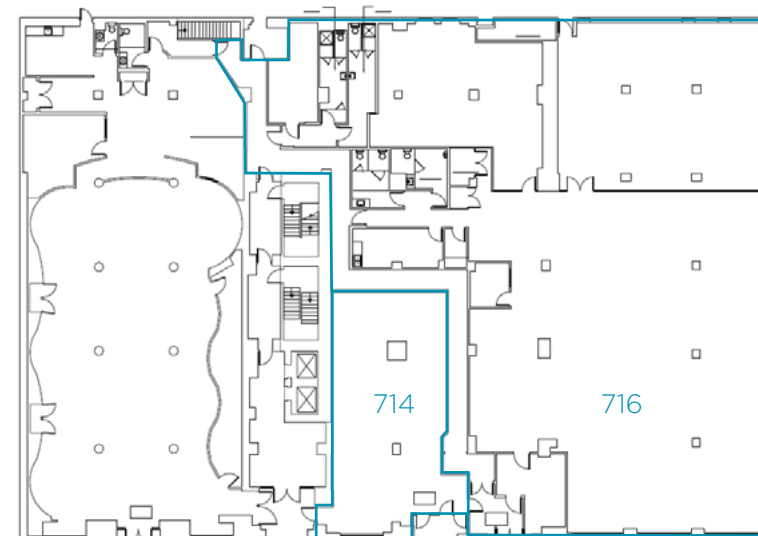
THIRD FLOOR

Approximately 9,239 SF Available



SECOND FLOOR

Approximately 17,278 SF Available



GROUND FLOOR

Unit 714 - Approximately 1,523 SF Available
Unit 716 - Approximately 11,016 SF Available

HIGHLIGHTS

- Options ranging from 2,500 to 66,693 sq ft available for lease
- High traffic location, excellent business exposure in downtown core
- Potential to have expansive decks on the third level
- End of trip facilities with bike storage and showers
- Access to common meeting areas
- Every floor equipped with kitchen
- Two accessible elevators serving all floors
- Nearby parking available

LEASE RATE

Please contact listing agent for details

ADDITIONAL RENT

\$15.12 psf
based on year ending September 30, 2023

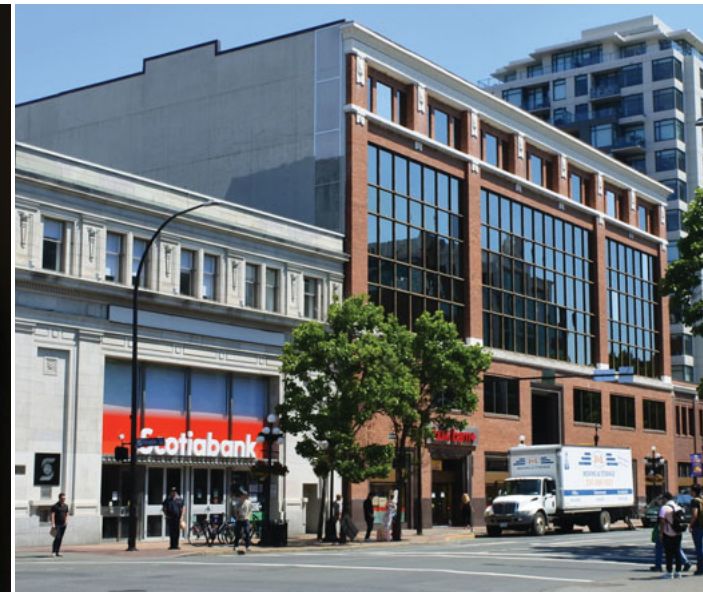
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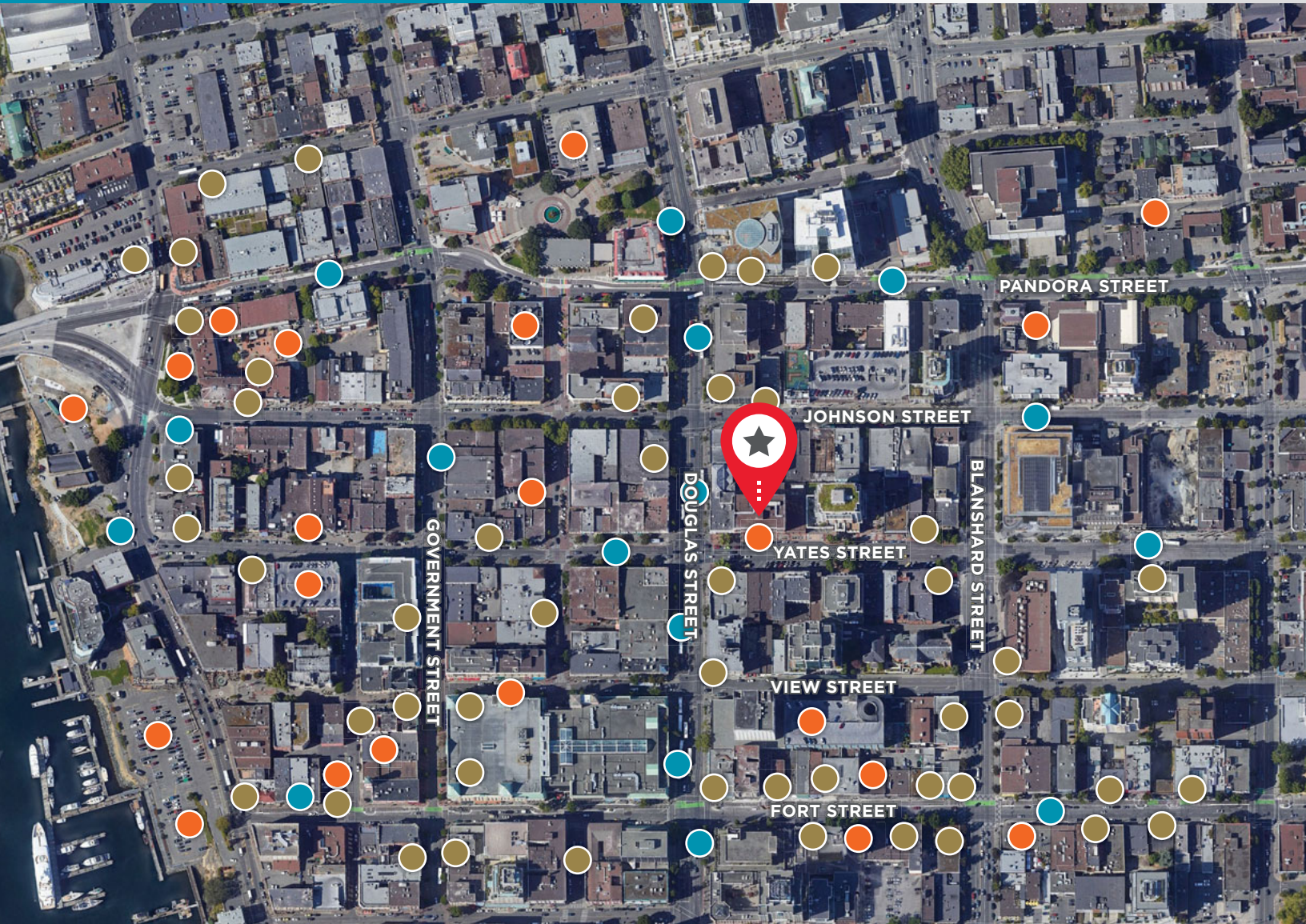


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CONCERT PROPERTIES



 CAFES/RESTAURANTS

 BUS STOPS

 PARKING



WALK SCORE
WALKER'S PARADISE
99



TRANSIT SCORE
RIDER'S PARADISE
93



BIKE SCORE
BIKER'S PARADISE
99

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