



Colliers

645 Fort Street | Victoria, BC

For
Lease

The Yarrow Building

Historic Office Space With
Modern Amenities

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The Yarrow

The Historic Yarrow Building is a six-storey office and retail building bordered by Fort, Broad, and Broughton Streets. The layout of the building combined with a proactive landlord provides flexibility to accommodate tenant growth within the building. Many amenities nearby include: The Bay Centre, GoodLife Fitness, restaurants, coffee shops and retailers. Accessible by main bus routes and bike routes. Broughton Street Parkade and The Bay Centre Parkade are both a block away with ample surface metered parking.



WALK SCORE

100



BIKE SCORE

93



TRANSIT SCORE

95



Building serviced by three (3) elevators.



Common washrooms on each floor.



Shared boardroom with kitchen.

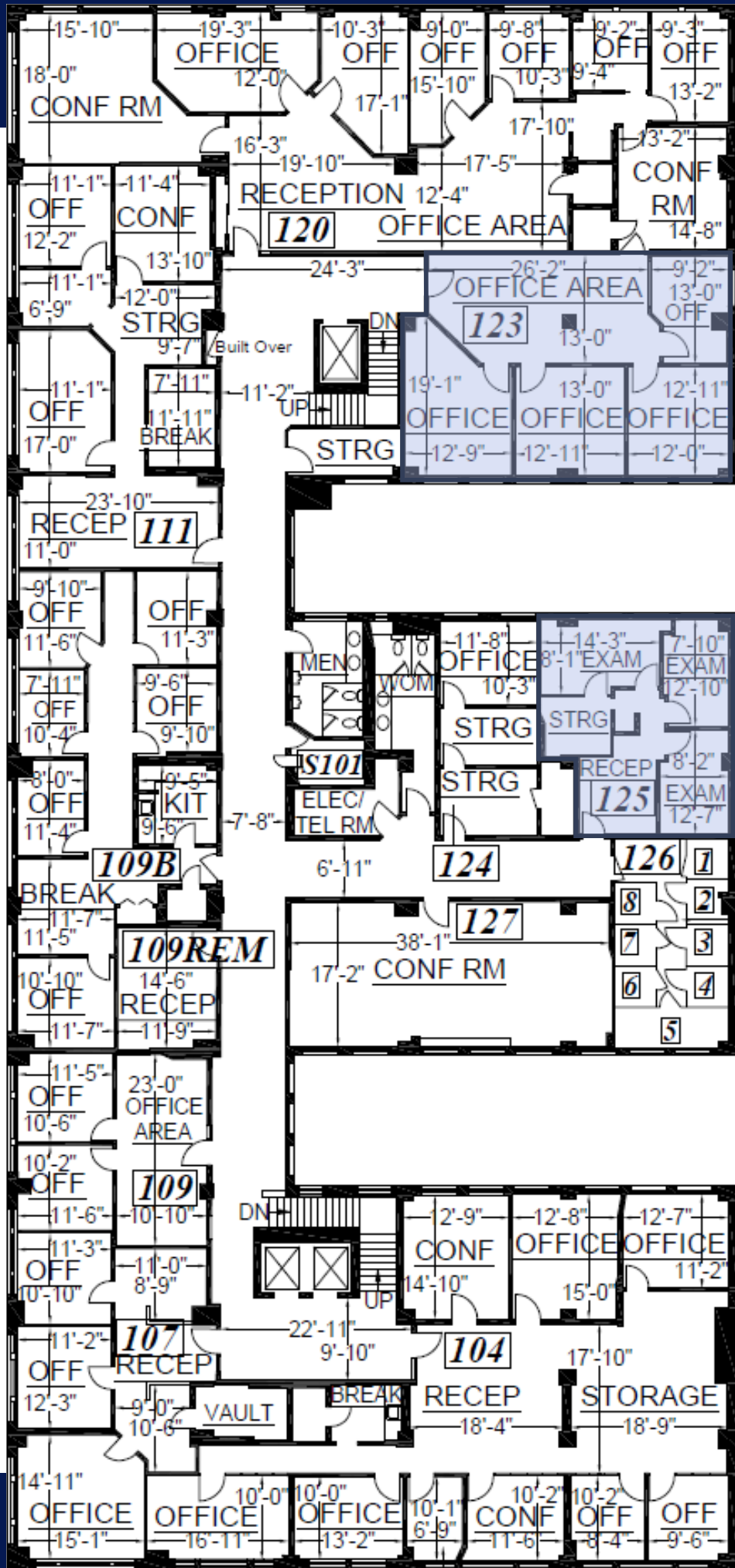


Canada Post pickup in Lobby.



Janitorial services included.

First Floor



Unit	Size	Add. Rent (2026)
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123	1,272.5 SF	\$14.60
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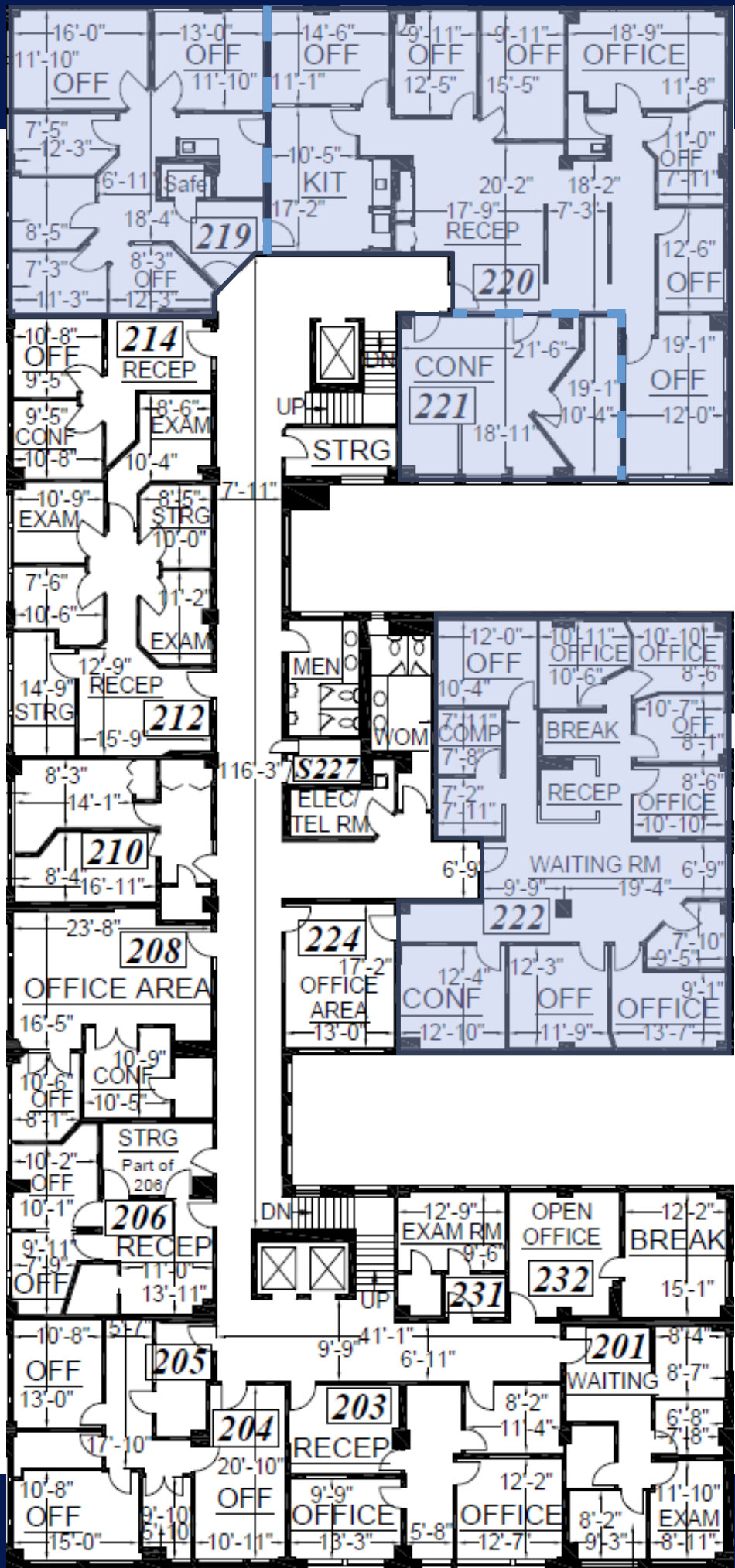
Built-out space with three windowed, private perimeter offices.

125	680.3 SF	\$15.13
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Built-out with reception and 3 treatment rooms / offices. Available June 1, 2026.

\$16.00/SF Base Rent

Second Floor



Unit	Size	Add. Rent (2025)
219 ¹	1,356.4 SF	\$14.60
<i>Move-in ready corner office with 5 perimeter offices.</i>		
220 ¹²	2,580.4 SF	\$15.13
<i>Air conditioned, built-out office with kitchen, open work spaces, and plenty of natural light.</i>		
221 ¹²	635.6 SF	\$15.13
<i>Air conditioned, mostly open-plan space with one perimeter office.</i>		
² Units currently combined for a total of 3,216 SF		
222	2,277.6 SF	\$14.60
<i>Built-out office space with reception, break-out area & IT closet.</i>		
¹ Units can be combined for up to 4,572.4 SF		

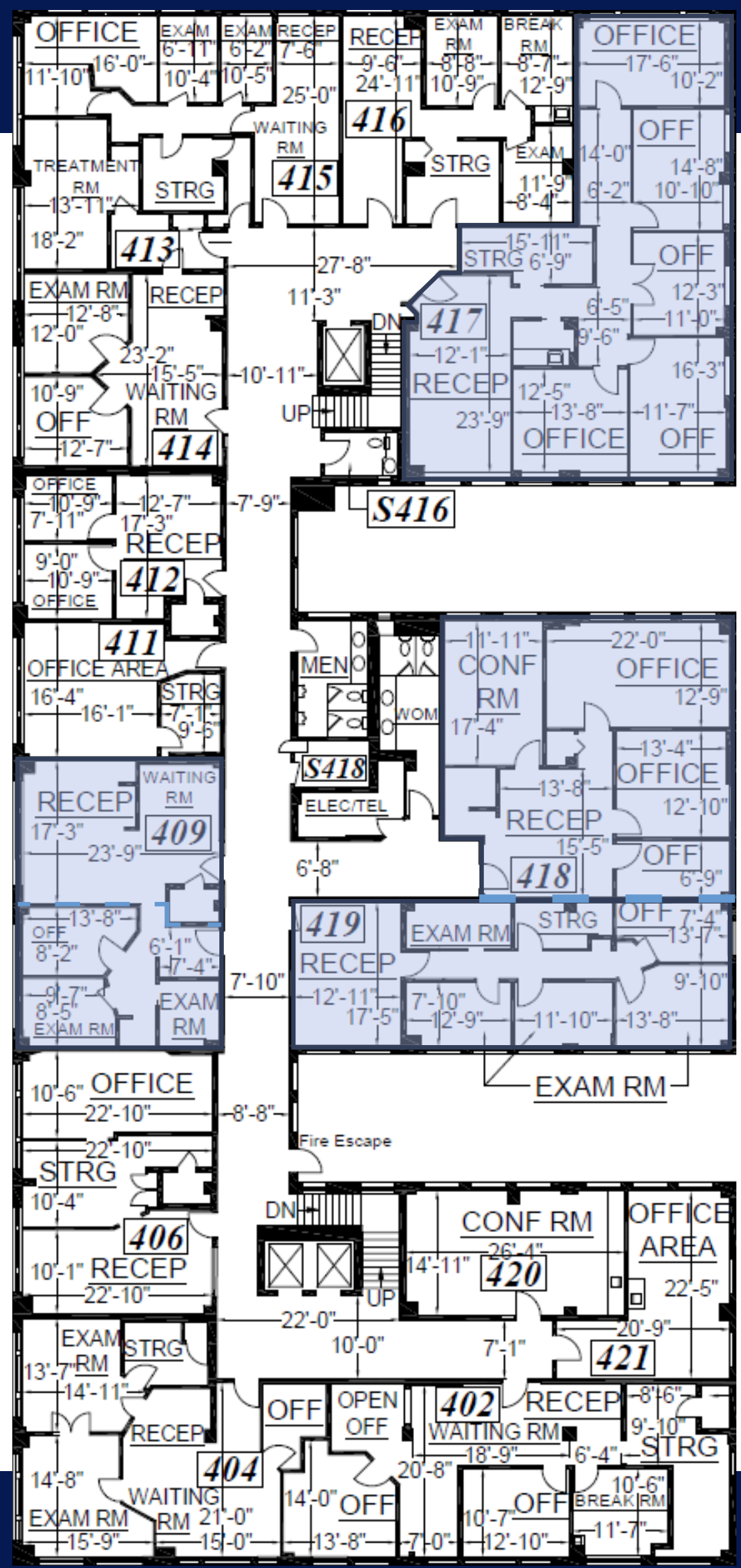
\$16.00/SF Base Rent

Fourth Floor

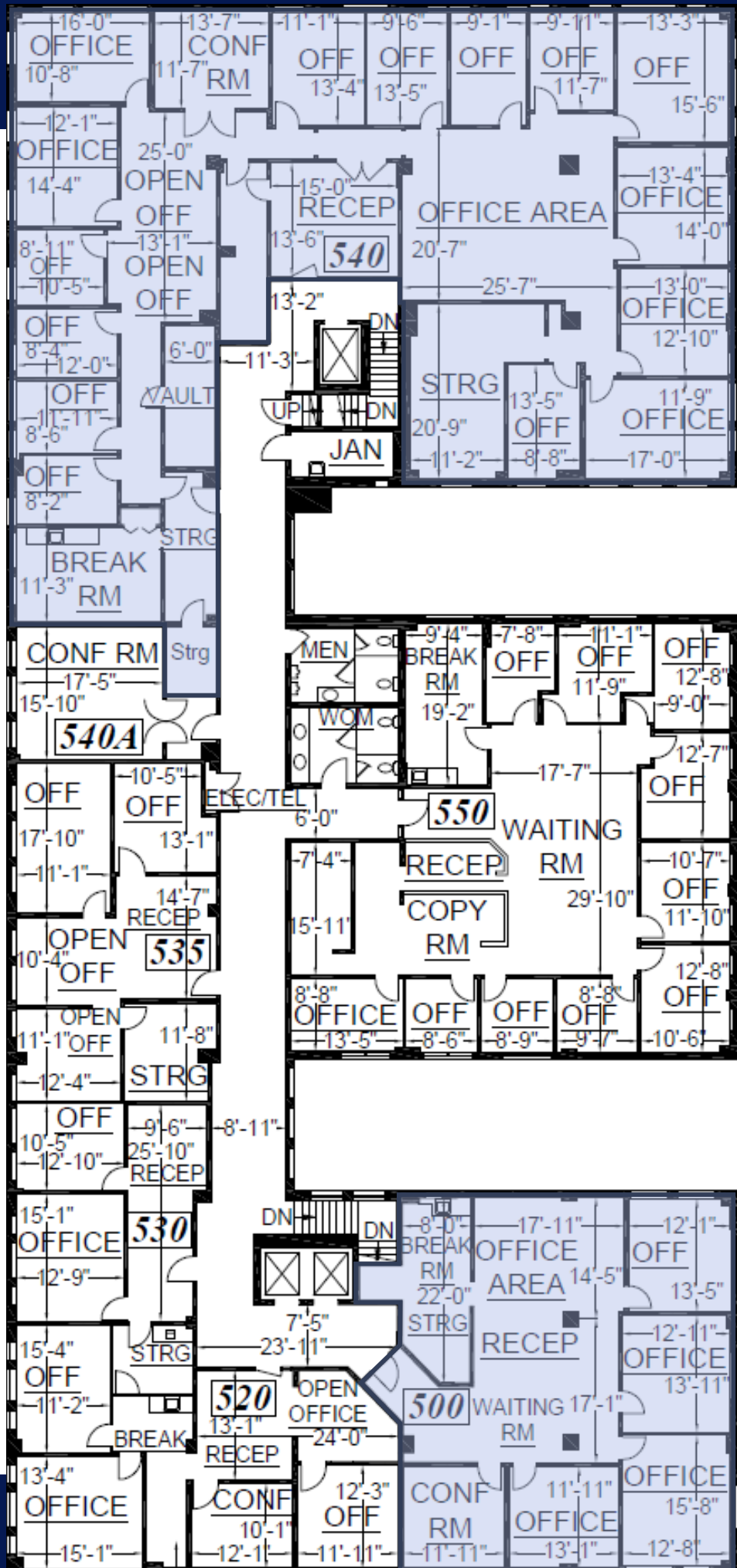
Unit	Size	Add. Rent (2026)
409 ¹	1,045.4 SF	\$14.60
<i>Built-out office with 3 private offices, open workspace, storage, and small kitchenette</i>		
417	1,999.5 SF	\$15.13
<i>Air conditioned, built-out office with 5 perimeter offices and a kitchenette.</i>		
418	1,395.7 SF	\$14.60
<i>Built-out with three offices/meeting rooms and a staff room.</i>		
419	1,166.2 SF	\$14.60
<i>Former medical office space with four offices, reception and storage space.</i>		

¹Unit can be rented as a whole or divided into Unit 409A (499.5 SF) and 409B (545.8 SF)

\$16.00/SF Base Rent

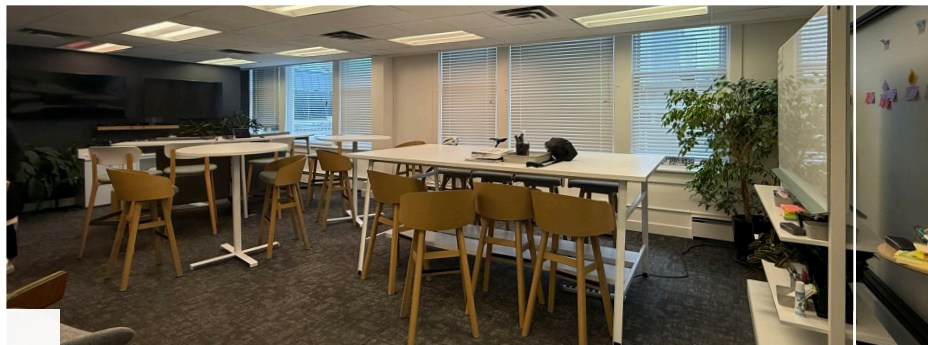
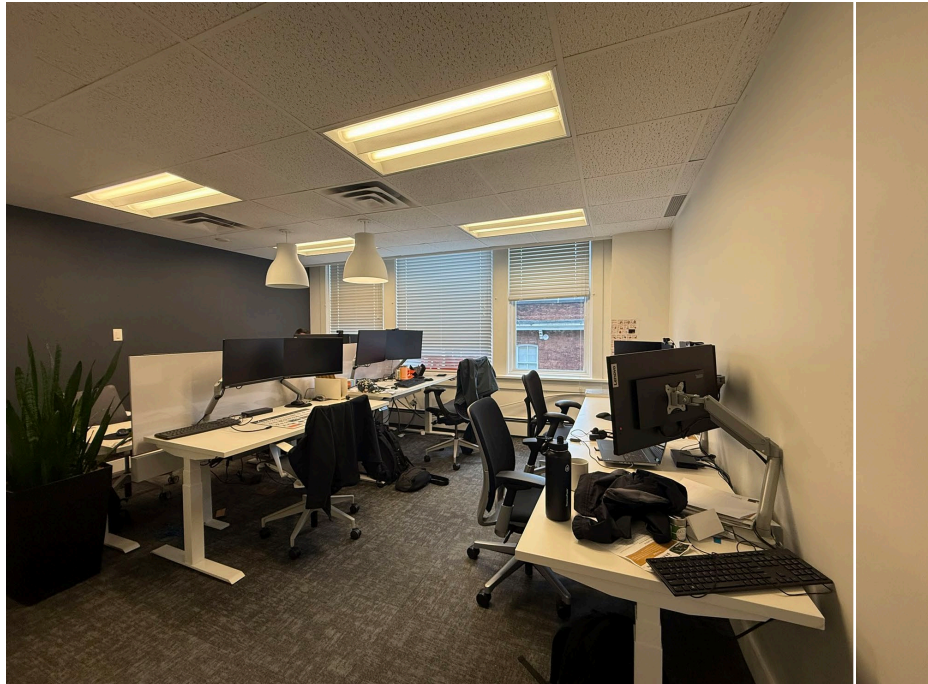


Fifth Floor



Unit	Size	Add. Rent (2026)
500	2,235.5 SF	\$14.60
<p><i>Built-out office with five perimeter offices, open plan and kitchenette/storage area.</i></p>		
540	5,919.3 SF	\$15.13
<p><i>Fully built-out office space, formerly occupied by an accounting firm. Existing layout has 16 perimeter offices, open work stations, storage and staff kitchen. Unit is air conditioned with a southern exposure.</i></p>		

\$16.00/SF Base Rent



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