

# Upper Harbour Place I

Waterfront Office Space

*For Lease*

220 - 645 Tye Road,  
Victoria , BC

Upper Harbour Place consists of two award-winning Class A office and retail buildings in Victoria's Vic West neighbourhood. A catalyst for the redevelopment of the area, the buildings continue to contribute substantially to the architectural skyline of Victoria's Inner Harbour.



Accelerating success.



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# Unit 220

Size (+/- SF)	6,433 SF <i>(ability to demise units into approximately 2,630 SF and 3,803 SF units)</i>
Net Rental Rate	\$28.00 Per SF
Operating Costs and Taxes (2024)	\$20.96
Details	Existing improvements in place



80  
Very Walkable



95  
Biker's Paradise




76  
Excellent Transit

## Building Features

- Award winning architect designed modern glass, and concrete construction
- Floor-to-ceiling glazing
- Exceptional waterfront location
- Fully air-conditioned
- Excellent on-site parking



**Bike Storage**



**Parking**  
UHP | 1/750 SF



**Key Fob Access & Secured Parking**



**Building Signage Available**

EXPLORE



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