

649 Fort Street, Victoria, BC

Turnkey Corner Retail Unit in the Historic Yarrow Building For Lease

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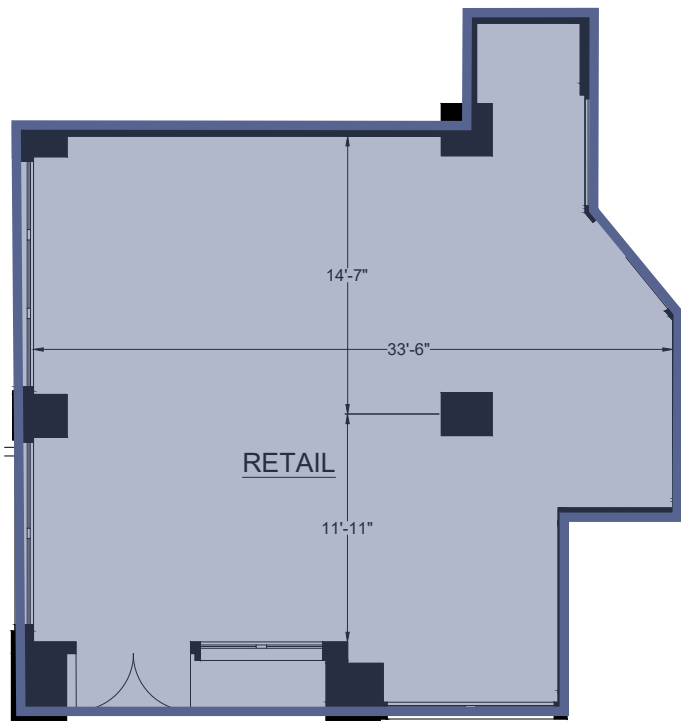
The Opportunity

The Historic Yarrow Building is a six storey office and retail building bordered by Fort, Broad, and Broughton Streets. Accessible by main bus routes and bike routes. The Broughton Street Parkade and The Bay Centre Parkade are both a block away with ample surface metered parking surrounding.

The prime location of this unit, at the corner of Broad Street and Fort Street, makes it highly desirable for many uses. Broad Street has been closed to vehicle traffic providing a wonderful pedestrian atmosphere, enhanced by the patio activity of Victoria's legendary Pagliacci's Restaurant.

Area	1,160.6 SF
Base Rate	\$40.00/SF
Additional Rent	\$13.10/SF (2026 est.)
Available	January 1, 2027

Floorplan



The Location

Situated in the heart of downtown Victoria, the Yarrow Building occupies a premier position within one of Canada's most walkable, historic, and amenity-rich Old Town district. Fort Street itself is a vibrant commercial corridor known for its mix of boutique retail, galleries, cafés, and professional services, while also serving as a direct connection between the city's financial district and its iconic waterfront.

The Yarrow Building benefits from its immediate proximity, within a 5 to 10 minute walk, to Victoria's most visited cultural, governmental, and tourism landmarks. This centrality places it at the nexus of the city's visitor economy, making it exceptionally well-positioned to capture both pedestrian traffic and sustained year-round activity.

Directly accessible via protected bike lanes and major bus routes; walking distance to ferry terminals, Harbour Air Seaplanes and Victoria's Inner Harbour.



Bike Score

95



Walk Score

97



Transit Score

93





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