

WHERE VICTORIA'S BEST NEIGHBOURHOODS CONNECT

**NEST**  
ON UPPER YATES

**HIGH EXPOSURE  
RETAIL FOR LEASE**  
1100 YATES STREET, VICTORIA

**WILLIAM | WRIGHT**

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# NEST

ON UPPER YATES

NEST is a boutique 12-storey mixed-use development located at the corner of Cook and Yates. Created by Chard Development, NEST sits at the intersection of Victoria's best neighbourhoods - Fernwood, Fairfield and Downtown. NEST will include 107 condominium homes above 4 high exposure retail units and a second storey childcare space.



## + THE OPPORTUNITY

William Wright Commercial presents the rare opportunity to lease the highly desirable retail units in Victoria's fastest growing neighbourhood, Harris Green. With a daily volume of more than 10,000 vehicles, NEST is ideally positioned at a high visibility intersection with retail frontage along both Cook and Yates Street. NEST features four retail units ranging from 1,050 – 2,356 SQFT and located just steps away from everything.

Exceptionally designed by Chard Development, these small and efficient retail units accommodate a wide range of businesses, complete with a corner unit offering a high exposure patio opportunity for a unique neighbourhood benchmark restaurant. Surrounded by residential developments on every corner, NEST offers the most highly desirable retail opportunity on Vancouver Island.



## + RETAIL FEATURES

**CEILING HEIGHTS UP TO 14'8"**

**FLOOR TO CEILING WINDOW  
GLAZING**

**AMAZING RETAIL EXPOSURE  
ON TO COOK AND YATES  
STREET**

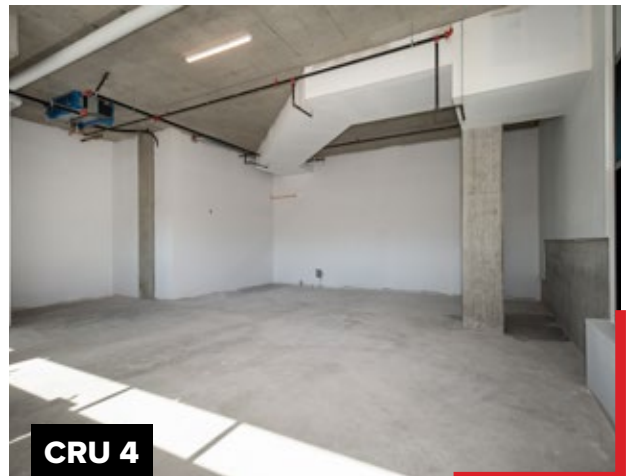
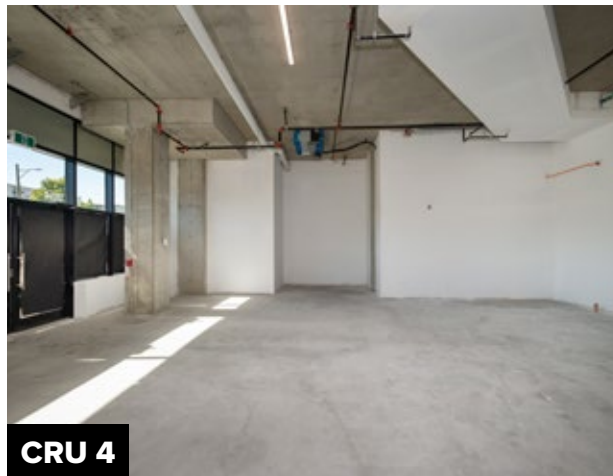
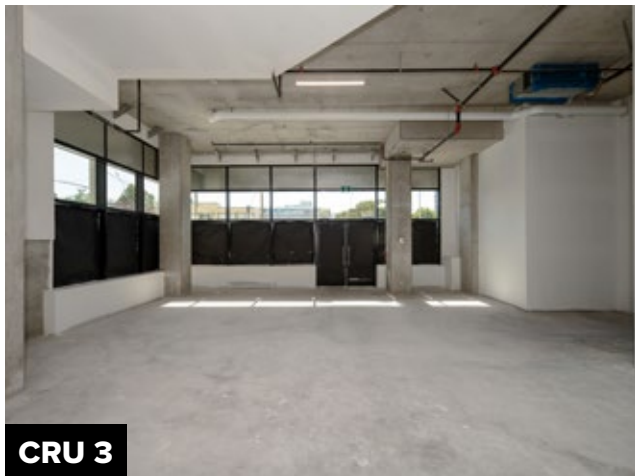
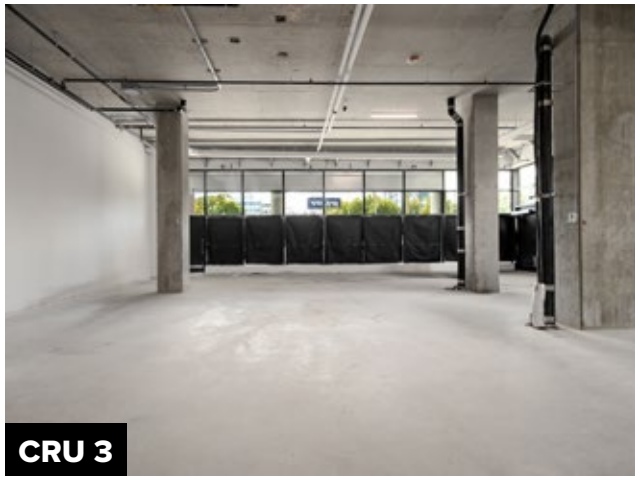
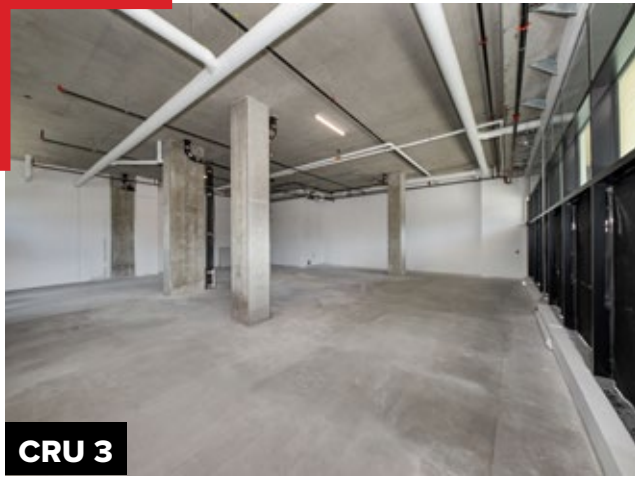
**PATIO OPPORTUNITIES FOR  
SELECT UNITS**

**SELECT UNITS HAVE BASE  
BUILDS TO SUPPORT A CAFÉ/  
RESTAURANT**

**100 UNDERGROUND  
COMMERCIAL PARKING  
STALLS**



VISUAL RENDERING ONLY





**CRU 3**



**CRU 4**



**ESTIMATED DELIVERY Q3 2024**

UNIT #	SIZE (SQFT)	PARKING STALLS	LEASE RATE	ADD. RENT	PATIO (SQFT)	
<del>CRU 1</del> <b>LEASED</b>	<del>1,401</del>	<del>1</del>	<del>\$38/FT</del>	<del>TBD</del>		
<del>CRU 2</del> <b>LEASED</b>	<del>1,107</del>	<del>1</del>	<del>\$38/FT</del>	<del>TBD</del>		
CRU 3	2,356	2	\$40/FT	TBD	600*	
CRU 4	1,050	1	\$36/FT	TBD		

\*PATIO SQFT NOT INCLUDED IN THE UNIT SIZE



**EVERYTHING RIGHT OUTSIDE YOUR DOOR**



- 01 1100 Yates Street  
NEST
- 02 930 Fort Street
- 03 1115 Johnson Street  
Haven
- 04 1105 Pandora Avenue  
The Wade
- 05 1033 Cook Street  
Black and White
- 06 900 Yates Street  
Harris Green Village
- 07 1000 Yates Street  
Harris Green Village
- 08 Yates + Cook Street  
Johnson|Cook|Yates
- 09 1150 Cook Street
- 10 845 Johnson Street  
Vivid at the Yates
- 11 848 Yates Street  
Yates on Yates
- 12 1101 Yates Street  
Future Development Site

## AREA DEVELOPMENTS IN THE GROWING CITY



**FOR MORE INFORMATION CONTACT**

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