

Colliers



4420 Chatterton Way | Victoria, BC

Broadmead Office Park for lease

Located in Broadmead Office Park in the municipality of Saanich, adjacent to the Patricia Bay Highway. The property is seven kilometers north of Victoria's downtown core, and neighbours Rithet's Ecological Reserve, offering a park-like setting.

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Property Overview

Location	The subject property is 14 minutes to downtown, 15 minutes to Langford, and 22 minutes to BC Ferries					
HVAC	Full heating and cooling					
Parking	Free on-site parking					
Available Units	<table><tr><td>201</td><td>4,694 SF</td></tr><tr><td>204</td><td>2,346 SF</td><td>Available June 1, 2026</td></tr></table>	201	4,694 SF	204	2,346 SF	Available June 1, 2026
201	4,694 SF					
204	2,346 SF	Available June 1, 2026				
Net Rent	\$26.00 PSF					
Additional Rent	\$17.19 PSF (est. 2025)					

Key Highlights



Elevator access



All common areas recently refurbished



Excellent natural light to all units



Highway access



Secure bike storage



Shower facility on site



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