

For Lease

#100 - 765 Broughton Street
Victoria, BC

WADDINGTON
SQUARE

WELL-SITUATED RETAIL/OFFICE SPACE IN DOWNTOWN VICTORIA'S
CENTRAL BUSINESS DISTRICT



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**AVISON
YOUNG**

#100 - 765

Broughton Street

SIZES

2,676 SF*

*Can be combined with upper level space for larger footprint. [CLICK HERE](#) for details.

NET RENT

Starting at \$19.00 per SF

ADDITIONAL RENT

\$11.00 per SF (2022 est.)

In-suite hydro included!

AVAILABILITY

Immediate

ZONING

CBD-1 Central Business District

Building Highlights



Excellent location in downtown core



Building extensively upgraded to meet modern standards



Access to common showers, changerooms, and bike room



New digitally-controlled HVAC system throughout



Elevator access to all available spaces



Tenant improvement allowance negotiable

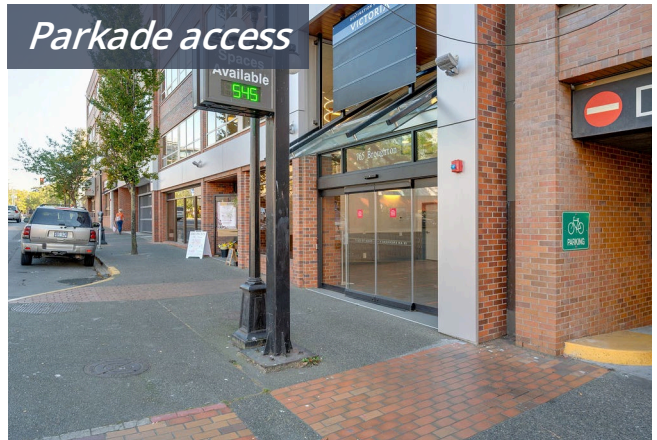


Ample natural light via large windows

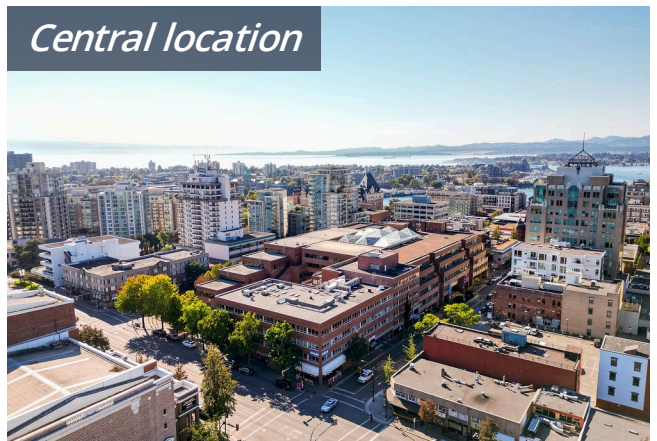
The Opportunity

Excellent chance to lease retail space in one of Victoria's most desirable areas. The subject property benefits from ample foot traffic year-round, as well as large storefront windows and easy access via bike and bus. Suite 100 lends itself to a variety of uses, including professional services, personal services, medical, retail, restaurant, and fitness/wellness. Join other ground level tenants such as Kanpai Asian Eatery & Bar, Curry Club, and Esquire Barber at Waddington Square!

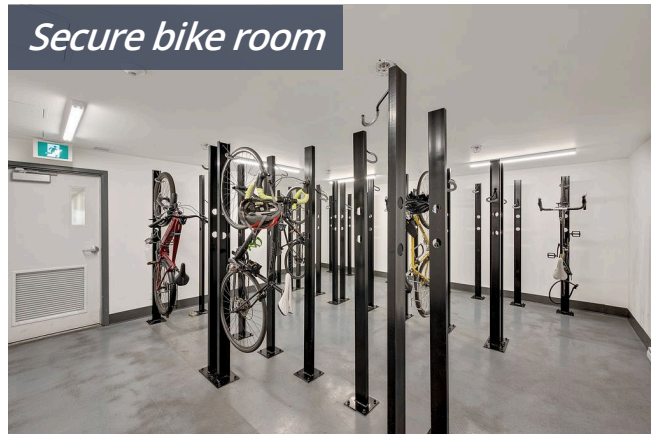
Parkade access

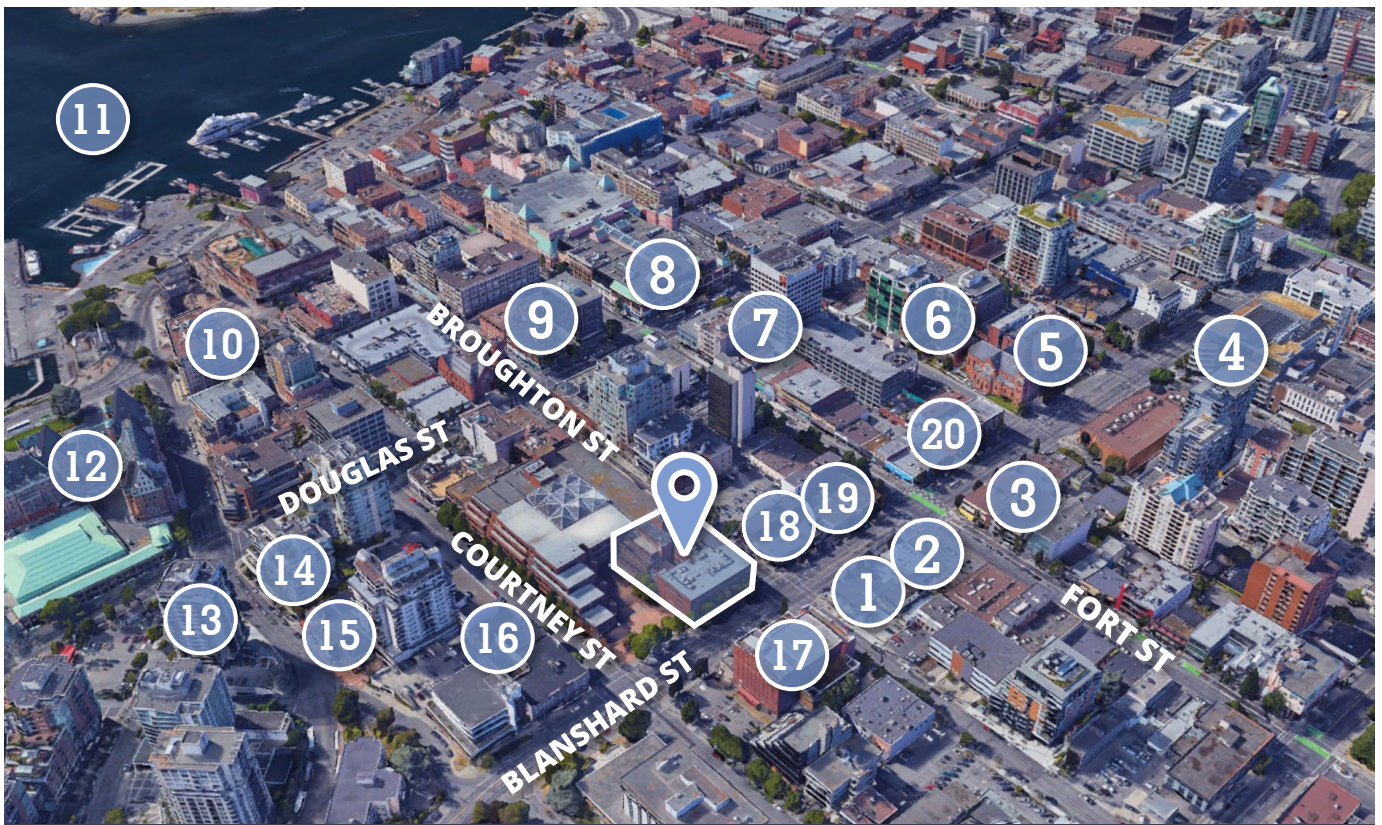


Central location



Secure bike room





Local Area Highlights

- | | |
|---------------------------------------|------------------------------|
| 1. Discovery Coffee, Superflux Cabana | 11. The Inner Harbour |
| 2. Be Love, Starbucks, Fishhook | 12. Fairmont Empress Hotel |
| 3. Subway, Shiki Sushi, Baan Thai | 13. Bartholomews's Pub |
| 4. Habit Coffee, Zambri's, Superbaba | 14. Browns Socialhouse |
| 5. Foo, Liquor Express | 15. Clive's Classic Lounge |
| 6. Empire Donuts, Yates Coffee Bar | 16. Smith's Bar & Restaurant |
| 7. Peacock Billiards, Cactus Club | 17. Royal Theatre |
| 8. The Bay Centre | 18. Clarke & Co, Tikka Bar |
| 9. TD Bank, Freshii, Pagliacci's | 19. L'Apero, Aegean Café |
| 10. 10 Acres, Milano, Tractor | 20. Italian Food Imports |

96

Walker's Paradise

76

Excellent Transit

97

Biker's Paradise

Contact us for more information

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**AVISON
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**BEST
MANAGED
COMPANIES**

Platinum member

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