

# For Lease

Suites 200 & 300 – 765 Broughton St  
Victoria, BC



Up to 16,828 SF of Office Space Situated in Downtown Victoria's Central Business District, Featuring Excellent Views and Access to Nearby Amenities

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**AVISON  
YOUNG**

**For Lease**  
**Suites 200 & 300**

**765 Broughton St**  
**Victoria, BC**

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## Details

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### PREMISES

Suites 200 & 300

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### RENTABLE AREA

1,098 - 16,828 SF\*

*\*See sample demising plan on page 4*

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### BASIC RENT

Starting at \$19.00 per SF

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### ADDITIONAL RENT

\$11.89 per SF (2026 est.)

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### AVAILABLE

Immediately

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### AMENITIES

Access to common washrooms, showers, and a large bike room

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### ZONING

CBD-1 Central Business District

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### PARKING

Contact Agents

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## Opportunity

Excellent opportunity to lease office space at Waddington Square. The building benefits from excellent views, upgraded HVAC, LED lighting, and new washrooms. Natural light in the subject spaces is excellent, featuring large south-facing and north-facing windows throughout. The subject spaces are currently in warm shell condition, with tenant inducements to be considered on a case-by-case basis. Premises as small as 890 SF will be considered on the building's second floor (see page 4), with demising work to be completed upon closing.

## Location

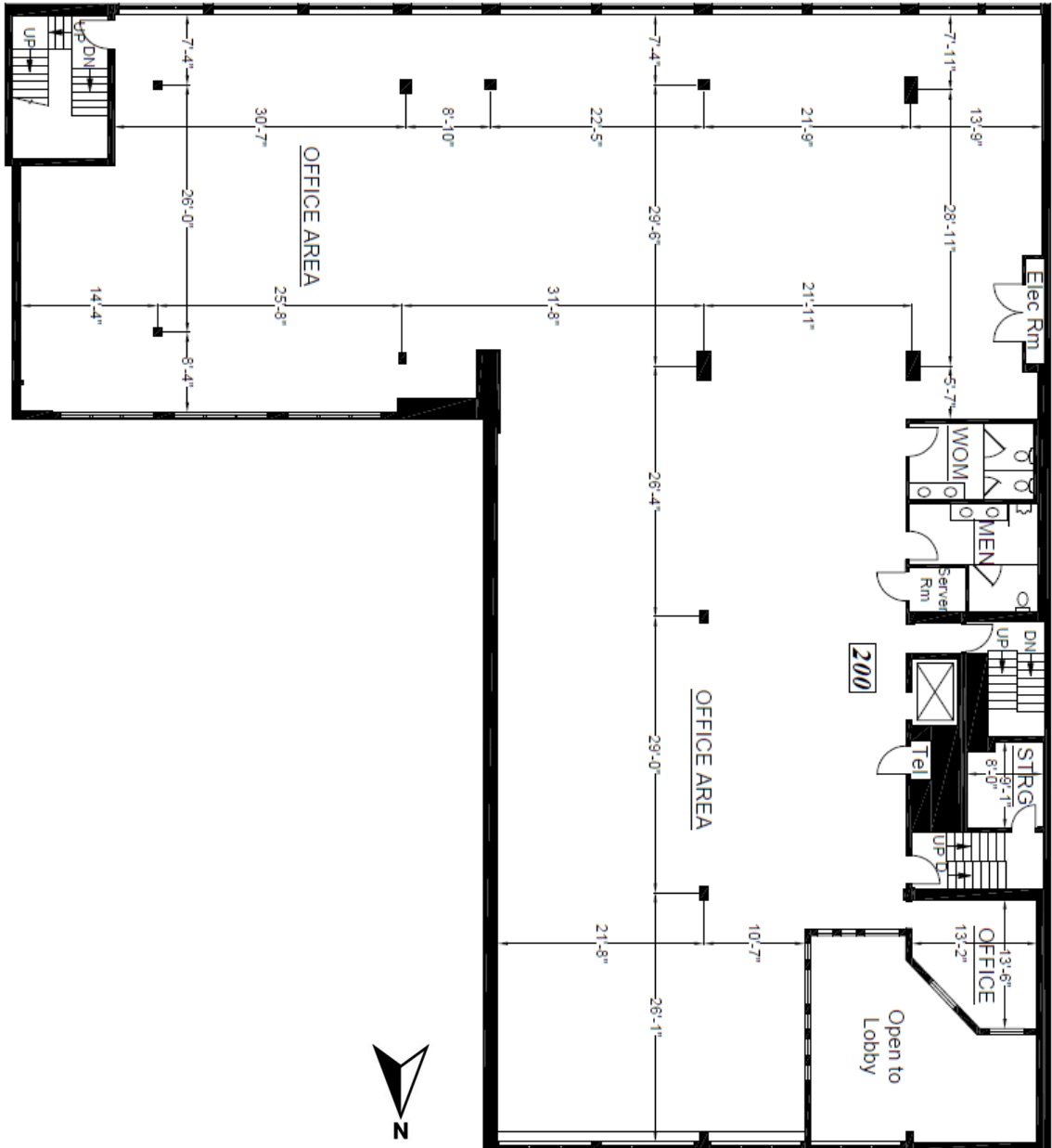
Waddington Square is situated at the south-east corner of Downtown Victoria's Central Business District and is nestled up against the Greater Victoria Public Library. The area is characterized as being relatively quiet and clean, with a variety of excellent businesses nearby including The Royal Theatre, Tourist Wine Bar, Superflux Cabana, Discovery Coffee, Be Love, Yalla, Fishhook, Farm & Field Butchers, Italian Food Imports, L'Apero Wine & Cheese Bistro, and more!



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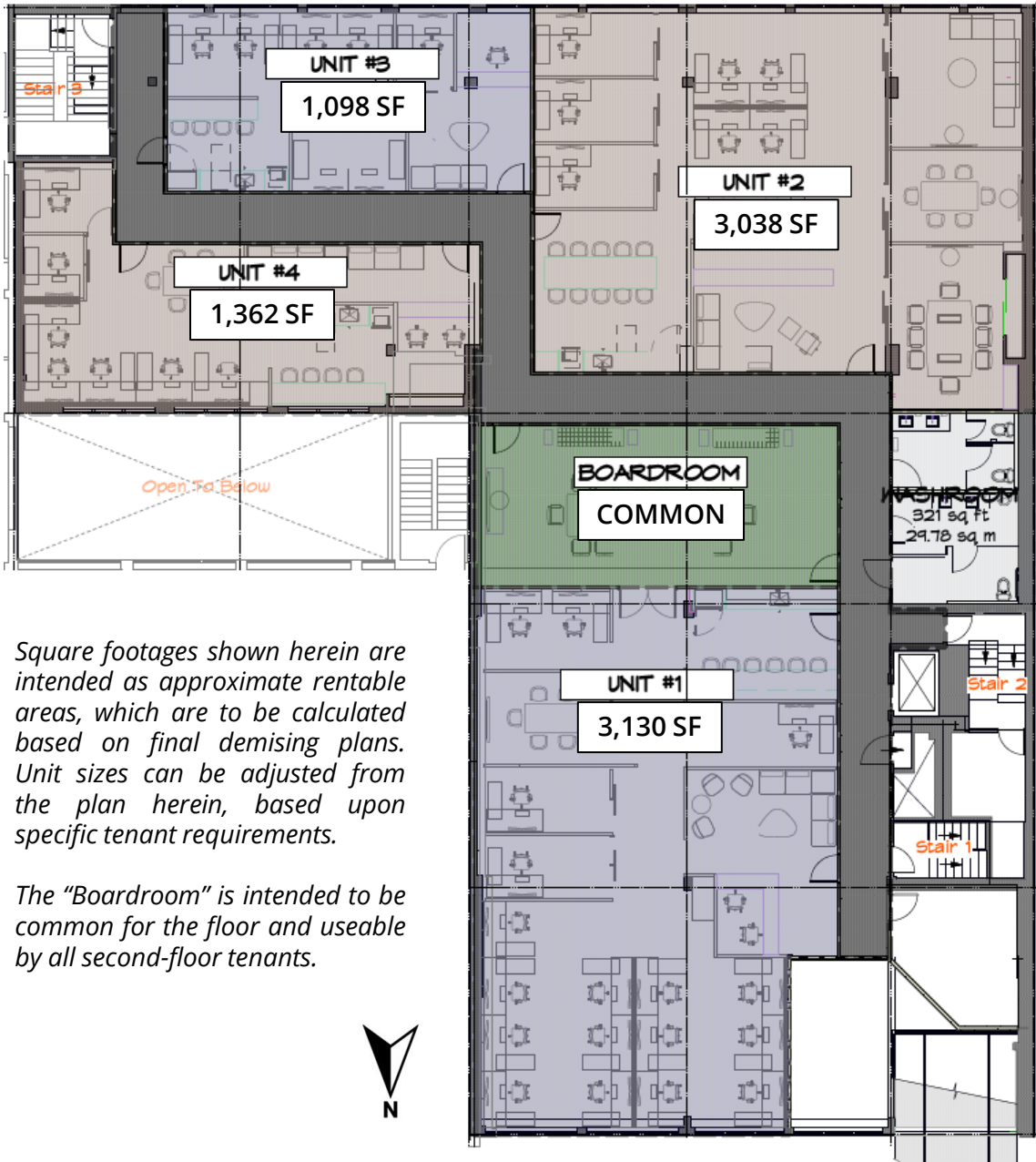
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Floor Plan - 2<sup>nd</sup> Floor (8,627 SF)



BROUGHTON STREET

## Floor Plan - 2<sup>nd</sup> Floor Sample Demising Plan



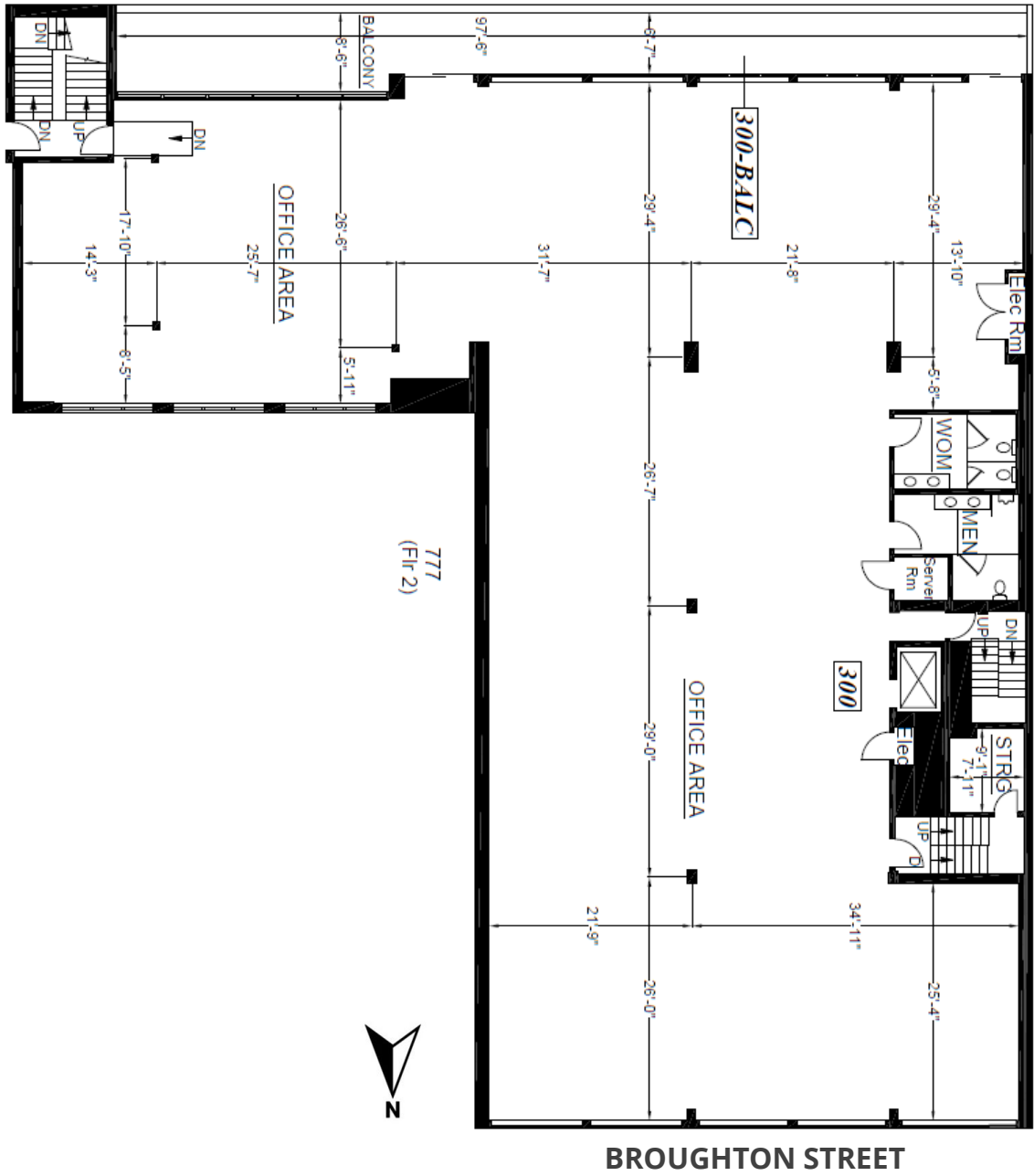
*Square footages shown herein are intended as approximate rentable areas, which are to be calculated based on final demising plans. Unit sizes can be adjusted from the plan herein, based upon specific tenant requirements.*

*The "Boardroom" is intended to be common for the floor and useable by all second-floor tenants.*

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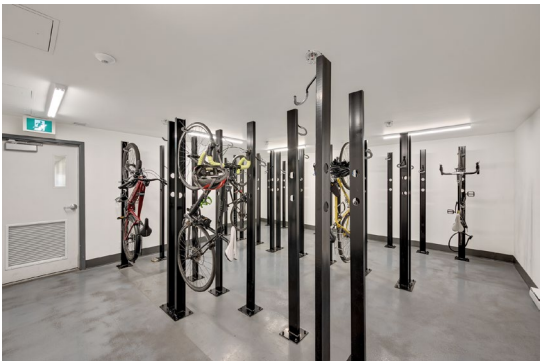
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Floor Plan - 3<sup>rd</sup> Floor (8,201 SF + 791 SF Patio)



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## Points of Interest

- |                                  |                                    |
|----------------------------------|------------------------------------|
| 1. The Bay Centre                | 6. BC Legislature                  |
| 2. Trounce Alley                 | 7. The Fairmont Empress Hotel      |
| 3. Market Square                 | 8. City of Victoria Public Library |
| 4. Bastion Square                | 9. Centennial Square & City Hall   |
| 5. Harbour Air Seaplane Terminal | 10. The Victoria Public Market     |

### Contact us for more information

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