

# Professional Office Space For Sale or Lease

710 REDBRICK STREET, VICTORIA, BC



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# The Offering

Colliers is pleased to present the opportunity to purchase the entire building at 710 Redbrick Street or lease available office space within it. The second floor offers 3,833 SF of turnkey, fully built-out space available immediately, while an additional 7,682 SF on the third floor will be available as of January 1st, 2026. This is an ideal opportunity for owner-occupiers or tenants seeking high-quality office space in a professionally managed and well-maintained building, with the flexibility to occupy between  $\pm 3,000$ -10,000 SF.

With strong existing tenancies in place, the building offers the rare ability for an owner-occupier to secure high-quality office space for their own use while generating stable rental income. Acera Insurance occupies 8,038 SF on the ground floor and Go Power leases 4,017 SF on the second floor, making this a flexible investment with built-in cash flow.

## SALIENT FACTS

### Zoning

C-1 Zone – Limited Commercial District

### Building Features

Elevator, shared washrooms, private shower, lunchroom, private patio, conference room, and secured parking

### Building Size

$\pm 23,570$  SF

### Leasable Area

Second Floor  $\pm 3,833$  SF

Third Floor  $\pm 7,682$  SF

### Purchase Price

Please contact listing agents



# LOCATION

Strategically located on the outskirts of downtown Victoria, 710 Redbrick Street offers an ideal balance of central access and convenience. Situated directly across the street from Mayfair Shopping Centre and just off Douglas Street, the property provides seamless access to all parts of Greater Victoria. Whether coming from Langford, Sidney, or Saanich, businesses can easily connect with clients and team members thanks to the property's proximity to major transportation routes.

The area is highly accessible by transit, bike, and major arterials roads, making it a practical and attractive option for professional service firms and office users. Employees benefit from numerous nearby amenities, while clients appreciate the central, easy-to-find location. With on-site parking and strong connectivity, this turnkey office space checks all the boxes.

## AMENITIES

### RETAIL

1. Mayfair Mall
2. Dollarama
3. Staples
4. Indigo
5. HomeSense

### RESTAURANTS

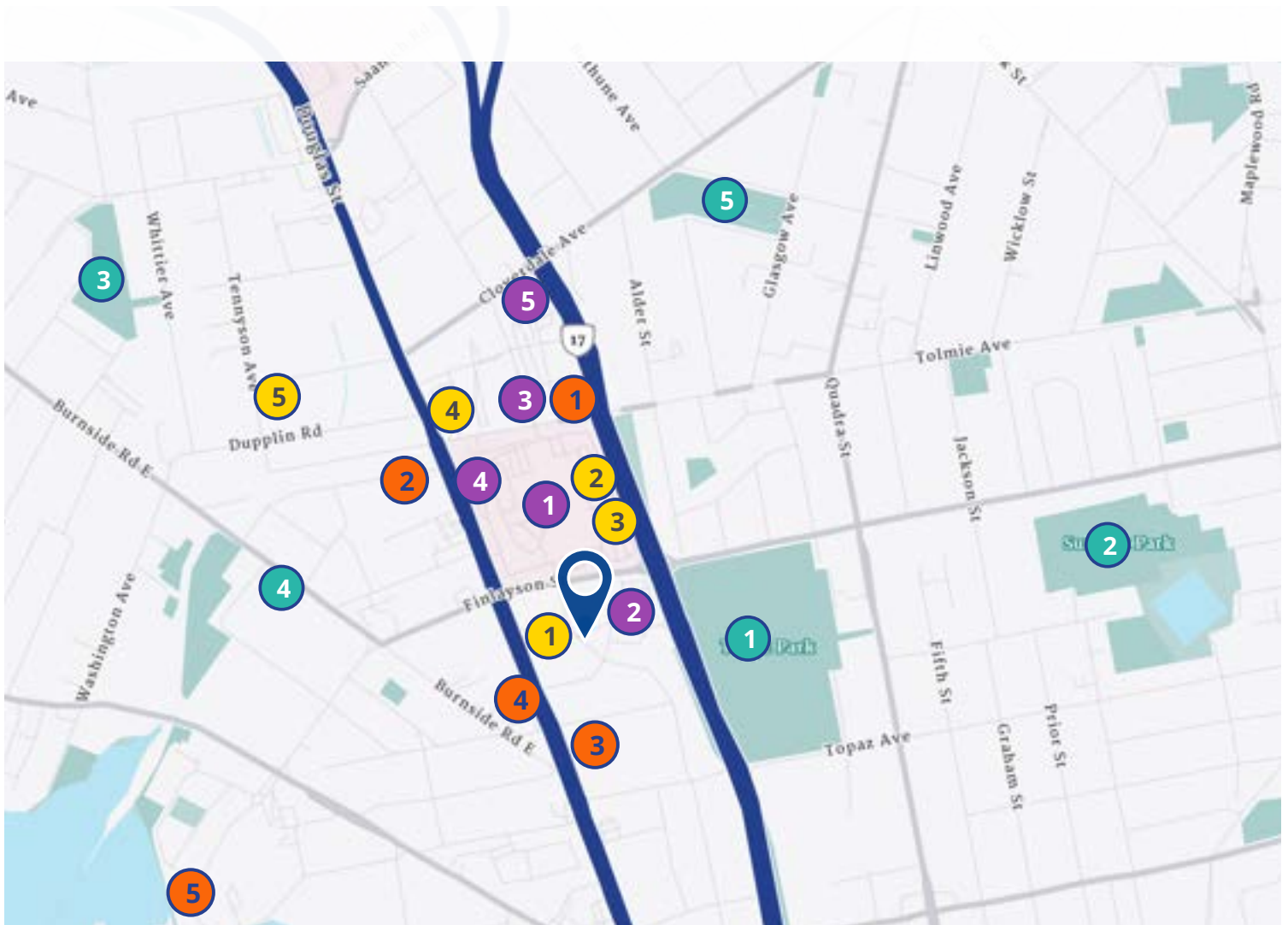
1. Red Robin
2. Starbucks
3. Spoons Diner
4. Ramen Arashi
5. Glo Restaurant + Lounge

### SERVICES

1. Rexall
2. CIBC
3. H Mart
4. Esso
5. Napa Autopro

### PARKS

1. Topaz Park
2. Summit Park
3. Rudd Park
4. Cecelia Ravine Bike Park
5. Rutledge Park



# Second Floor

**±3,833 SF** fully built out office area featuring a large boardroom, five private offices, a reception area, kitchen/lunchroom, and a private outdoor patio.

## FLOORPLAN



**\$23.00/PSF**

NET RENT

**\$12.88/PSF**

ADDITIONAL RENT (2025 EST.)

**6\***

NO. OF PARKING STALLS

*\*Ability to rent more stalls from the building next door if desired*





# Third Floor

±7,682 SF floor plate featuring a large boardroom, 23 private offices, additional work areas, reception area, kitchen, private washrooms and a private outdoor patio.

## FLOORPLAN



\$21.00/PSF

NET RENT

\$12.88/PSF

ADDITIONAL RENT (2025 EST.)

17

NO. OF PARKING STALLS









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Contact the listing brokers for further information.

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