

FOR SALE

**Unit 101- 4400 Chatterton Way, Saanich B.C.
Ground Floor Office Strata**



Exceptional Investment and/or Owner Occupier Opportunity

**Rarely available, very large well located office strata
in the desirable Broadmead Office Park
with high exposure, easy access and great on-site parking**

Call to arrange a viewing or for more information

KEVIN PIRIE

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NAI Commercial (Victoria) Inc.
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4400 Chatterton Way, Saanich, B.C.

Property Overview

Opportunity: Rarely available opportunity to purchase an exceptionally large C-4B Office zoned strata property in the sought after Broadmead Office Park (Aspen Building), centrally located to serve the Greater Victoria area. Easy access and egress off the Pat Bay Highway via Quadra Street and convenient parking affords both staff and visitors a pleasant on-site experience. The existing IG Wealth Management tenancy expires October 31, 2025, meaning an investor or owner / occupier will have vacant possession of the Premises November 1, 2025.

The property is ideally suited to a large format medical, engineering, legal or other professional tenancy who would benefit from easy ground floor access / egress, convenient on-site parking and high profile signage.

Premises: Unit 101 has a net useable area of approx. 8,701 sq.ft. and in addition has the use of a large secure storage area downstairs as well as large handicap accessible washrooms in the common area off the main foyer of the building.

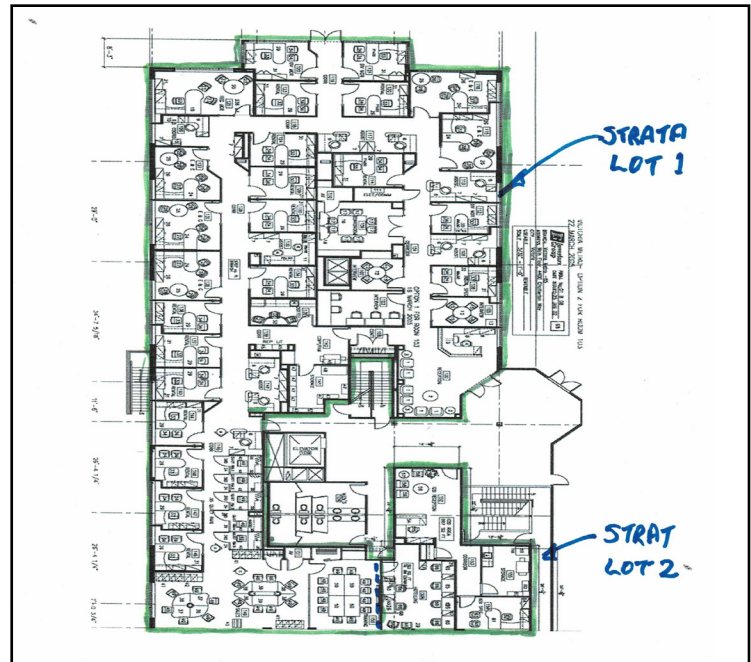
The Premises feature very high-end leasehold improvements throughout with expensive millwork, high-grade flooring and lighting. There is a staff kitchen area and a variety of work station, satellite and regular size office options and well-appointed boardrooms for a very flexible and productive work space environment.

Legal: Strata Lot 1, Plan VIS4550, Section 8, Lake Land District, Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown in the Form 1 or V, as appropriate. (PID 024-101-885)

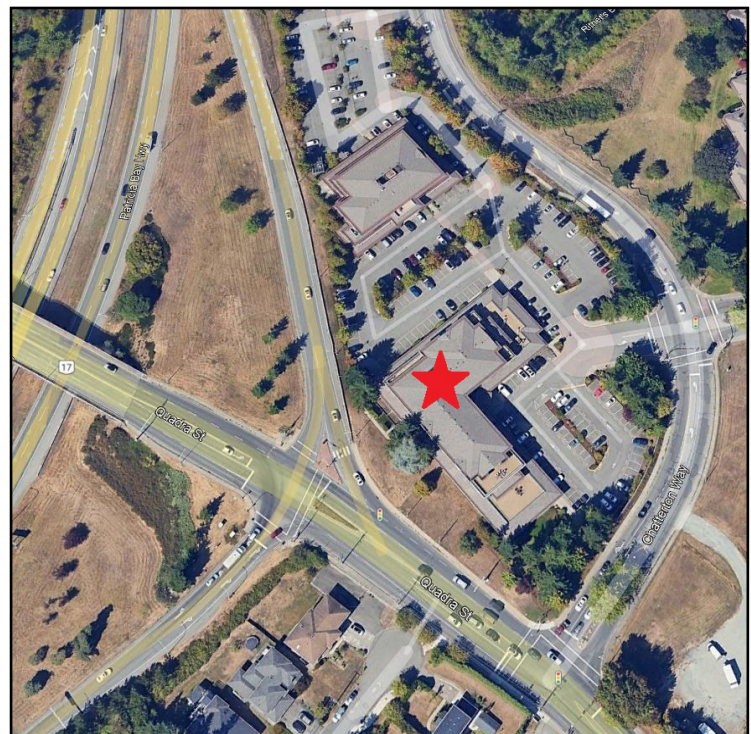
Financing: Treat as clear title.

Purchase Price: \$4,450,000

Floor Plan



Location



NAI Commercial (Victoria) Inc.
Commercial Real Estate Services, Worldwide.

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