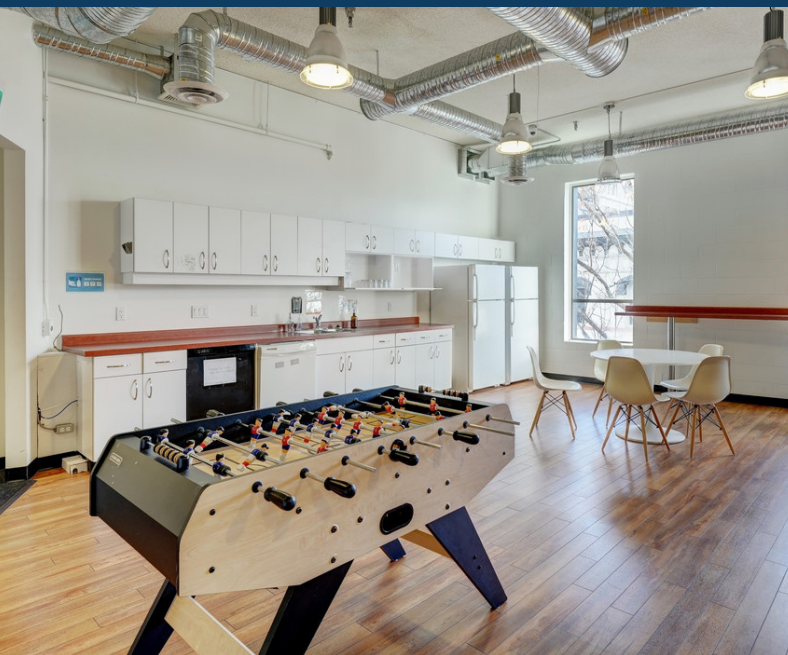


# 1221

## BROAD STREET VICTORIA, BC

### OFFICE AND RETAIL

FOR LEASE



**COLLEEN AUSTIN**  
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**VICTORIA, BC**



## Opportunity

**Unit 201 - 8,185 SF** AVAILABLE IMMEDIATELY

- **\$20.00 net PSF**
- Many windows and natural light
- Spacious eat-in kitchen
- Brick and timber
- High ceilings
- Street level shared bike storage off Yates

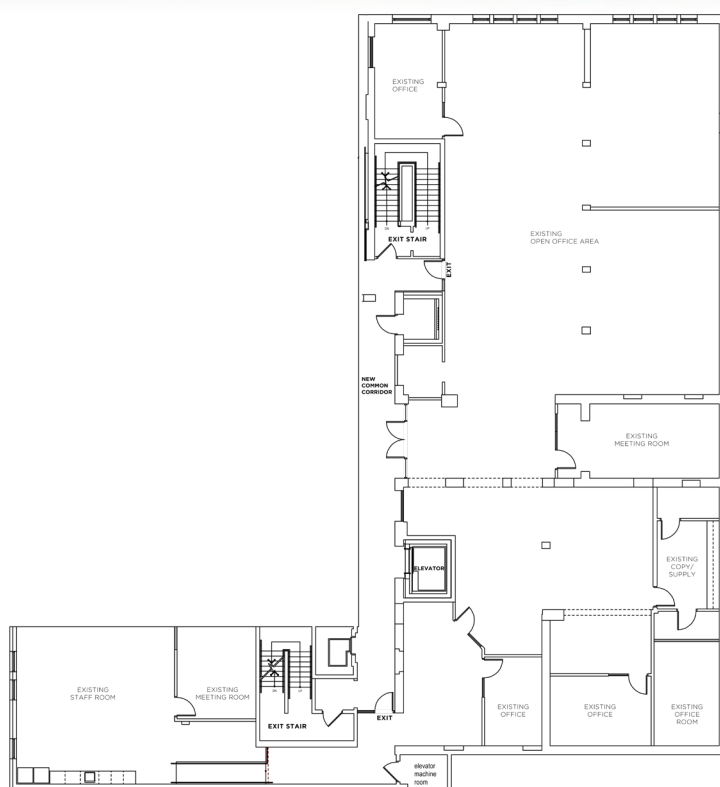
- **\$20.00 net**

- High ceilings
- Move in ready office space
- Ample natural light

- **\$11.00 net**

- Interior space with large skylights
- Move in ready
- High ceilings
- Kitchenette
- Fresh white paint

**Additional Rent**    **\$12.14 PSF**



## Unit 202 Floor Plan

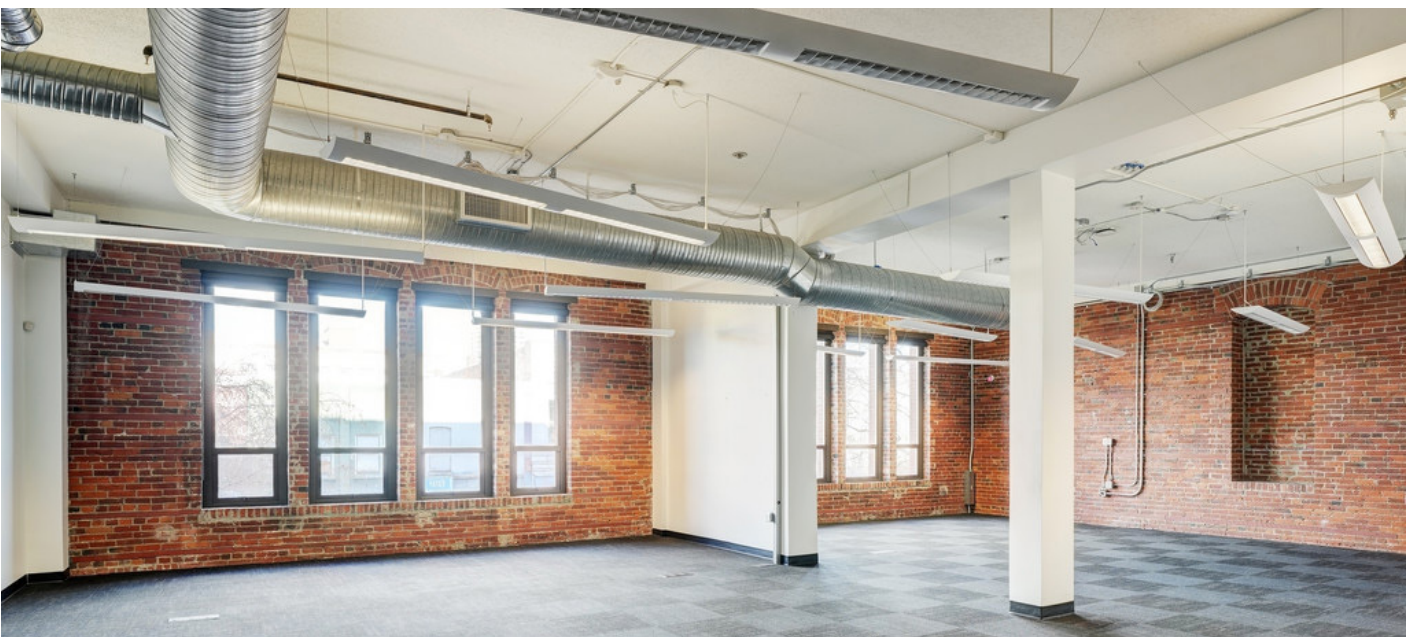
# 1221 BROAD STREET

VICTORIA, BC

 CUSHMAN &  
WAKEFIELD

 Steiner Properties

OFFICE FOR LEASE





# 1235 BROAD STREET

VICTORIA, BC



## RETAIL FOR LEASE

1235 Broad Street  
STREETFRONT RETAIL OPPORTUNITY 1,035 SF



### OPPORTUNITY

- High Traffic Location
- Good Pedestrian Exposure
- Seperate HVAC for Unit
- 200 Amp Service
- High Ceilings
- Fresh Paint
- New Storefront Window
- Building Signage
- Flexible Zoning



LEASE RATE  
**\$36.00**



WALK SCORE  
WALKER'S PARADISE  
**100**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**76**



BIKE SCORE  
VERY BIKEABLE  
**85**

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