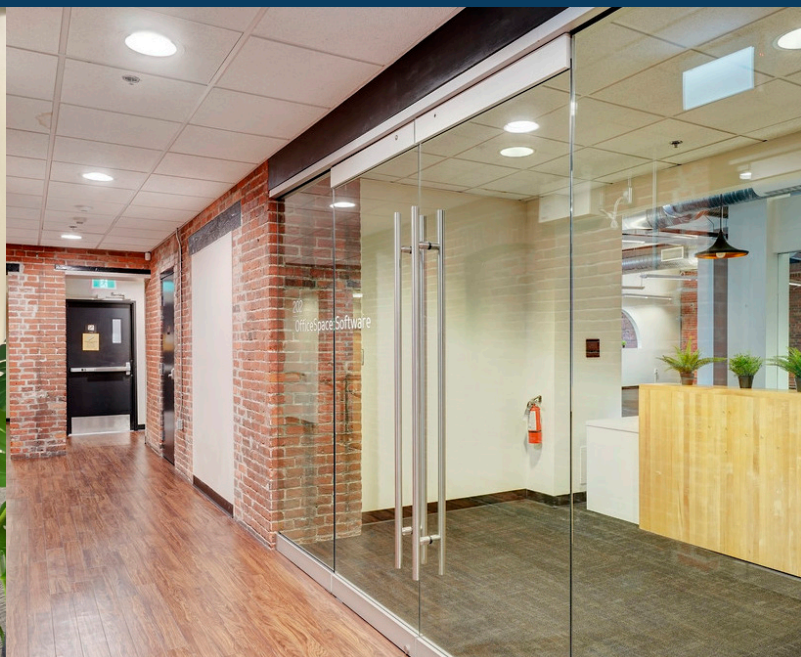


1221

BROAD STREET VICTORIA, BC OFFICE AND RETAIL

FOR LEASE



COLLEEN AUSTIN
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1221 BROAD STREET

VICTORIA, BC

 CUSHMAN &
WAKEFIELD

 Steiner Properties

OFFICE FOR LEASE

Opportunity

1221 Broad Street is centrally located and is the iconic former A&B Sound location in downtown Victoria. The space is fully improved, spacious, and modern, with historic charm. All downtown amenities are within steps of the building, including great retail tenants.

Office Premises:

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

Unit 301 - 3,569 SF AVAILABLE IMMEDIATELY

- **\$20.00 net**
- Mixed layout with offices and plan
- High ceilings, large windows
- Kitchenette
- Venting for washer/dryer
- Move in ready

Unit 304 - 1,686 SF AVAILABLE IMMEDIATELY

- **\$11.00 net**
- Interior space with large skylights
- Move in ready
- High ceilings
- Kitchenette
- Fresh white paint

Additional Rent \$14.20 PSF



Unit 301

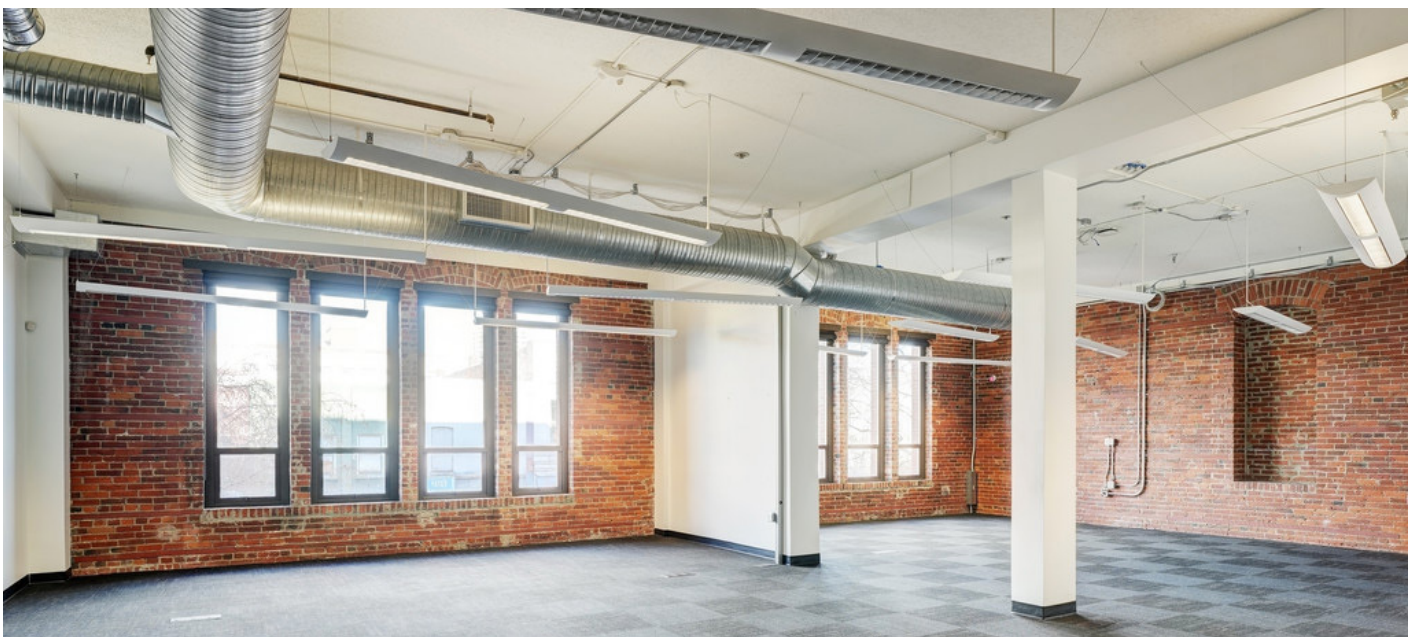
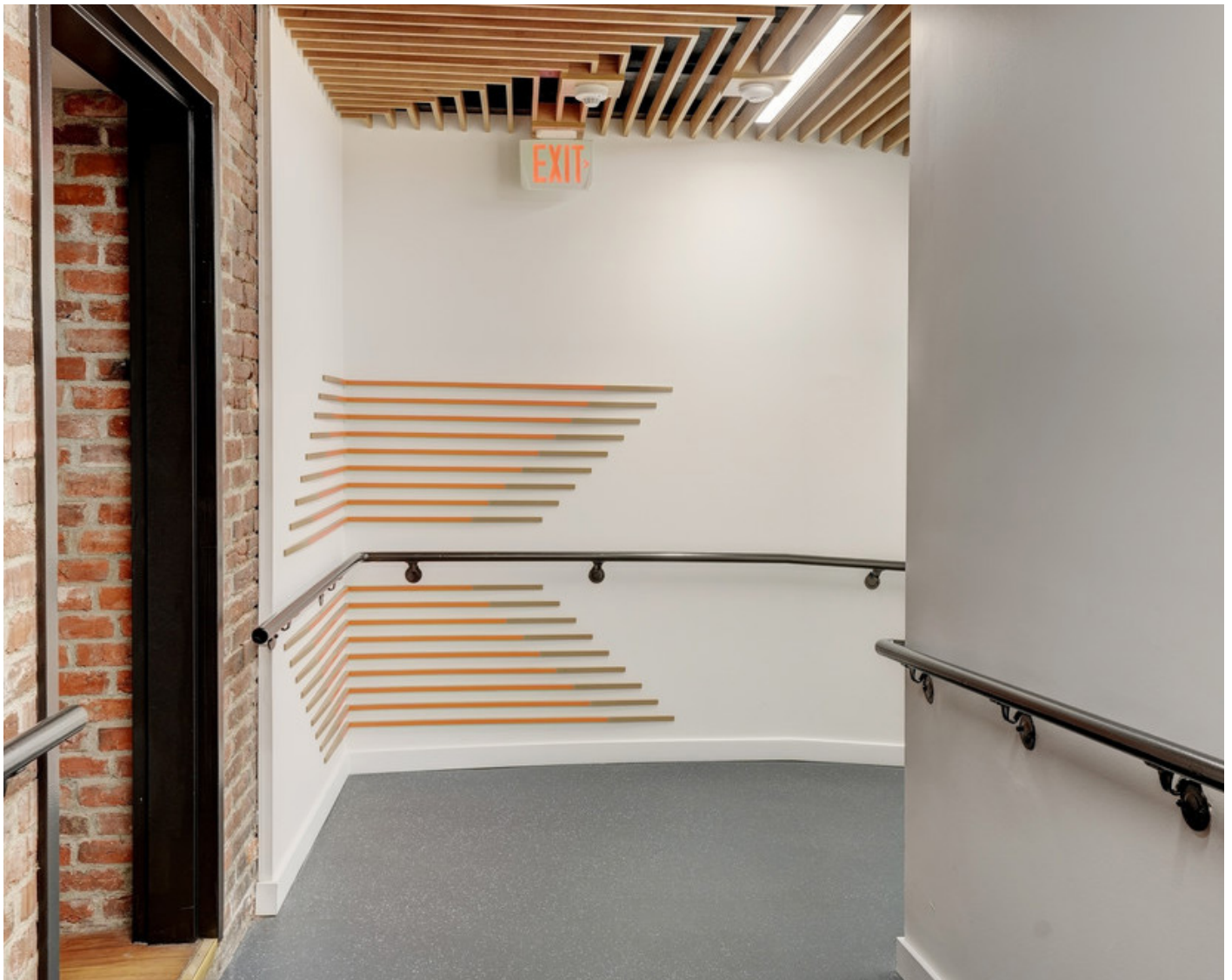
1221 BROAD STREET

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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
- Separate 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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