

For Lease

765-777 Broughton Street

Victoria, BC

WADDINGTON
SQUARE

WELL-SITUATED OFFICE SPACES IN DOWNTOWN VICTORIA WITH
FLEXIBLE DEMISING OPTIONS



SPACES AVAILABLE FROM 3,562 – 16,828 SQUARE FEET

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**AVISON
YOUNG**

765-777

Broughton Street

SIZES

3,562 – 16,828 SF

See floor plan insert for details!

NET RENT

Starting at \$19.00 per SF

ADDITIONAL RENT

765 Broughton St - \$11.41 per SF

777 Broughton St - \$12.25 per SF

2025 estimates. In-suite hydro included!

AVAILABILITY

Immediate

PARKING

Available – contact agents for details

Building Highlights



Excellent location in downtown core



Building extensively upgraded to meet modern standards



Access to common showers, changerooms, and bike room



New digitally-controlled HVAC system throughout



Elevator access to all available spaces



Tenant improvement allowance negotiable



Ample natural light via large windows

The Opportunity

Join excellent tenants such as Destination Greater Victoria, Benevity, and Checkfront at Waddington Square! This is an excellent chance to lease office space in one of Victoria's most desirable areas. The subject property has undergone substantial upgrades recently and can be demised in a variety of ways. All spaces benefit from being in warm shell or improved condition, ready to be built-out or renovated to suit tenant needs. Restaurants and services in the building include Kanpai Asian Eatery & Bar, Curry Club, Esquire Barber, West Coat Brazilian Jiu Jitsu and more!

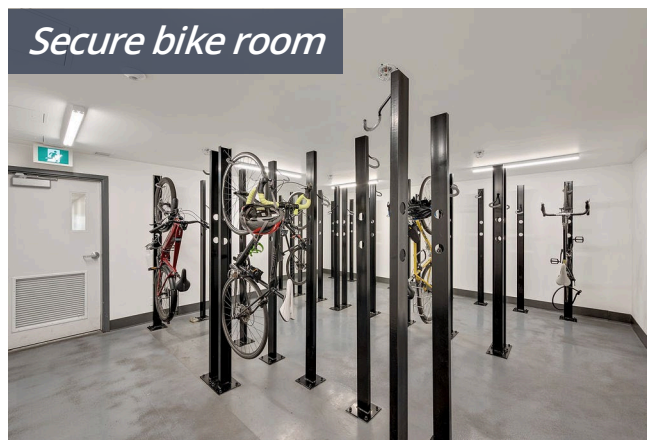
Suite 401

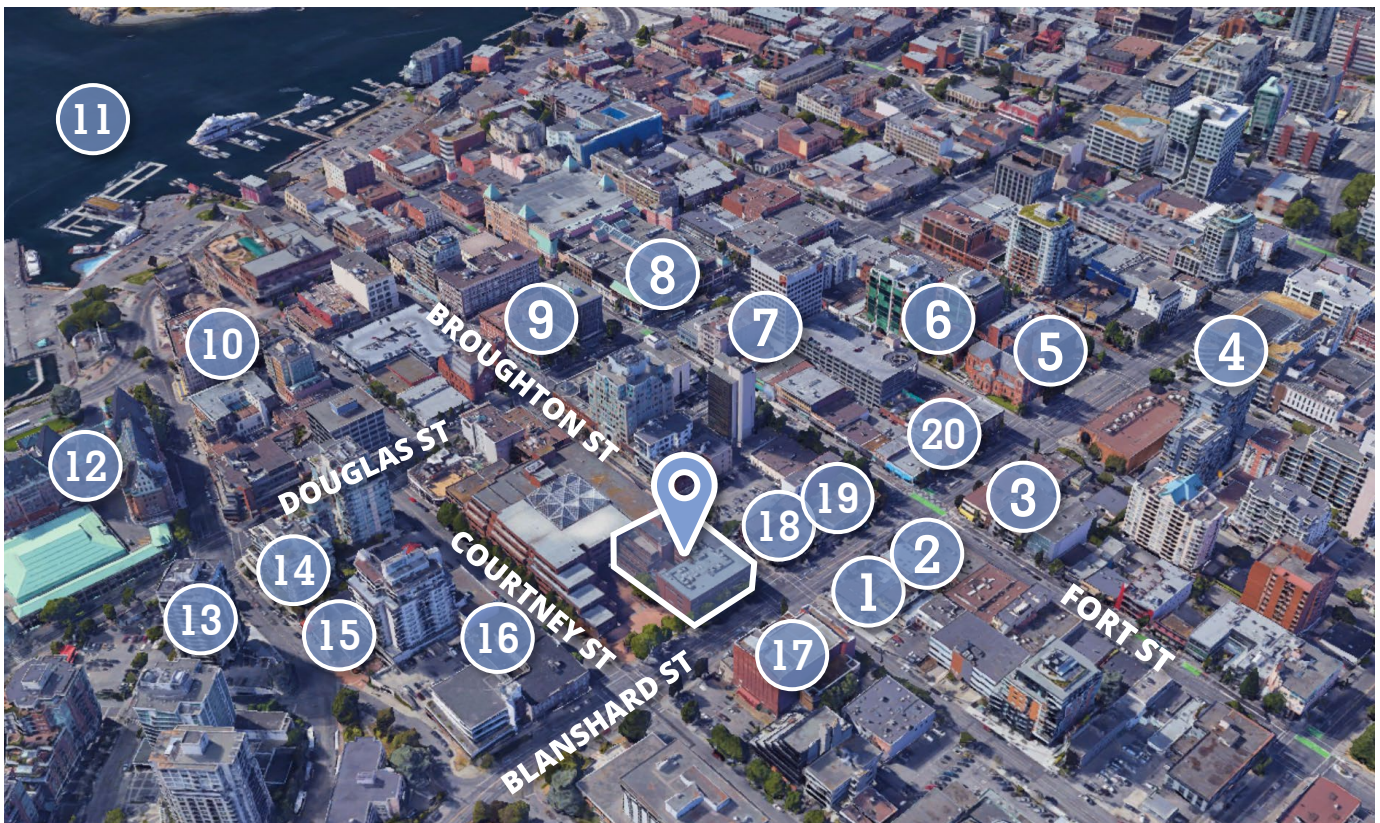


New lobby



Secure bike room





Local Area Highlights

- | | |
|---------------------------------------|------------------------------|
| 1. Discovery Coffee, Superflux Cabana | 11. The Inner Harbour |
| 2. Be Love, Starbucks, Fishhook | 12. Fairmont Empress Hotel |
| 3. Subway, Shiki Sushi, Baan Thai | 13. Bartholomews's Pub |
| 4. Habit Coffee, Zambri's, Superbaba | 14. Browns Socialhouse |
| 5. Foo, Liquor Express | 15. Clive's Classic Lounge |
| 6. Empire Donuts, Yates Coffee Bar | 16. Smith's Bar & Restaurant |
| 7. Peacock Billiards, Cactus Club | 17. Royal Theatre |
| 8. The Bay Centre | 18. Clarke & Co, Tikka Bar |
| 9. TD Bank, Freshii, Pagliacci's | 19. L'Apero, Aegean Café |
| 10. 10 Acres, Milano, Tractor | 20. Italian Food Imports |

96

Walker's
Paradise

76

Excellent
Transit

97

Biker's
Paradise

Contact us for more information

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**AVISON
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**CANADA BEST
MANAGED
COMPANIES**

Platinum
member

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