

# For Lease

Suite 401 – 777 Broughton St  
Victoria, BC



**3,562 SF of Modern Office Space Situated in Downtown Victoria's Central Business District, Featuring Excellent Views and Access to Nearby Amenities**

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**AVISON  
YOUNG**

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**Suite 401**

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**Victoria, BC**

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## Details

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### PREMISES

Suite 401

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### RENTABLE AREA

3,562 SF

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### BASIC RENT

Starting at \$19.00 per SF

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### ADDITIONAL RENT

\$12.27 per SF (2026 est.)

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### AVAILABLE

Immediately

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### AMENITIES

Access to common washrooms, showers, and a large bike room

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### ZONING

CBD-1 Central Business District

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### PARKING

Contact Agents

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## Opportunity

Excellent opportunity to lease modern open-concept office space on the top floor of Waddington Square. The subject premises benefits from excellent views, upgraded HVAC, LED lighting, a new kitchenette, and new carpet tile throughout. Natural light in the subject space is exceptional, featuring large south-facing and north-facing windows, as well as skylights throughout. Though the space is currently open-concept, it lends itself to a variety of alternative configurations to suit the needs of an array of potential office occupiers.

## Location

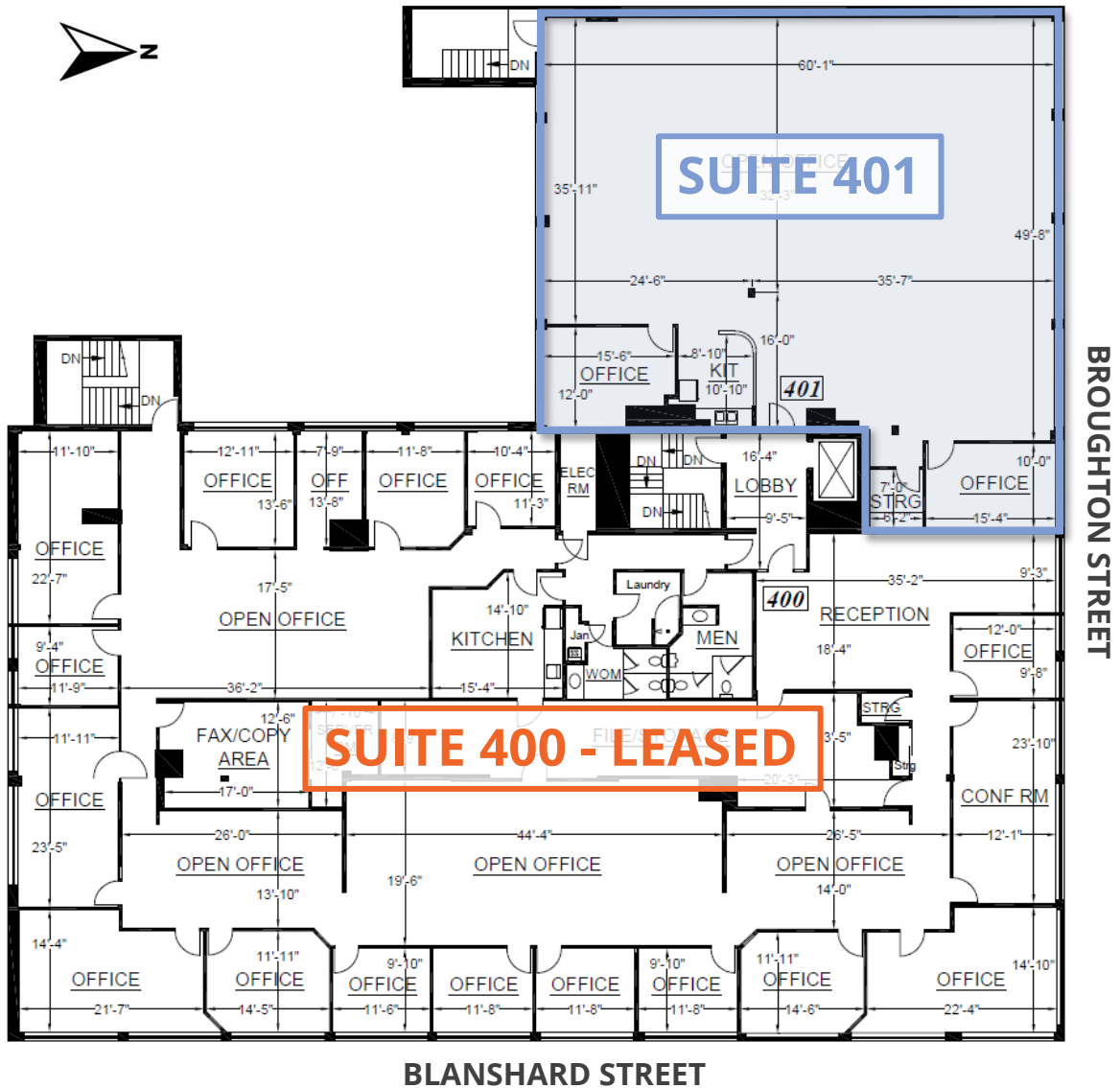
Waddington Square is situated at the south-east corner of Downtown Victoria's Central Business District and is nestled up against the Greater Victoria Public Library. The area is characterized as being relatively quiet and clean, with a variety of excellent businesses nearby including The Royal Theatre, Tourist Wine Bar, Superflux Cabana, Discovery Coffee, Be Love, Yalla, Fishhook, Farm & Field Butchers, Italian Food Imports, L'Apero Wine & Cheese Bistro, and more!



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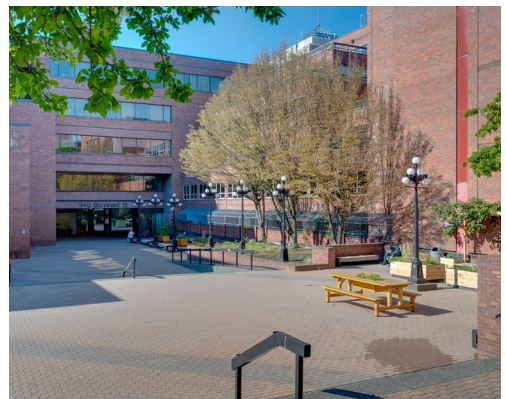
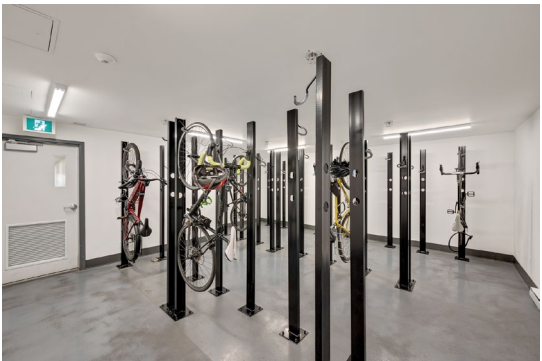
### Floor Plan - 4<sup>th</sup> Floor



*\*The above floor plan is not reflective of the current layout of the premises, which is entirely open concept.*

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## Points of Interest

- |                                  |                                    |
|----------------------------------|------------------------------------|
| 1. The Bay Centre                | 6. BC Legislature                  |
| 2. Trounce Alley                 | 7. The Fairmont Empress Hotel      |
| 3. Market Square                 | 8. City of Victoria Public Library |
| 4. Bastion Square                | 9. Centennial Square & City Hall   |
| 5. Harbour Air Seaplane Terminal | 10. The Victoria Public Market     |

### Contact us for more information

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