

# 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 – 19,504 SQUARE FEET

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**AVISON  
YOUNG**

# 765-777

## Broughton Street

### SIZES

3,562 – 19,504 SF

[CLICK HERE](#) for details

### NET RENT

Starting at \$19.00 per SF

### ADDITIONAL RENT

\$11.00 per SF (2022 est.)

*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, and more!

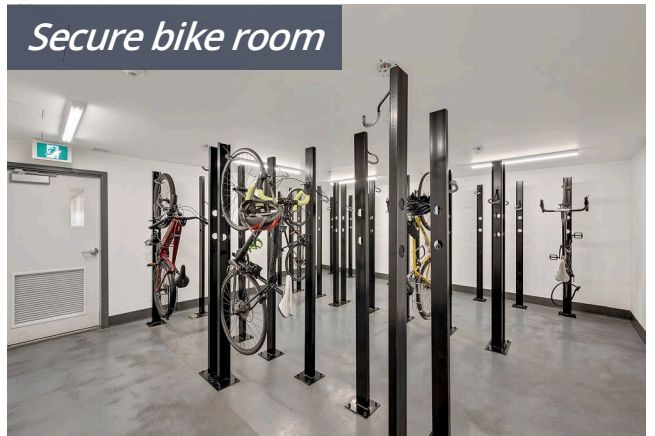
*Suite 401*



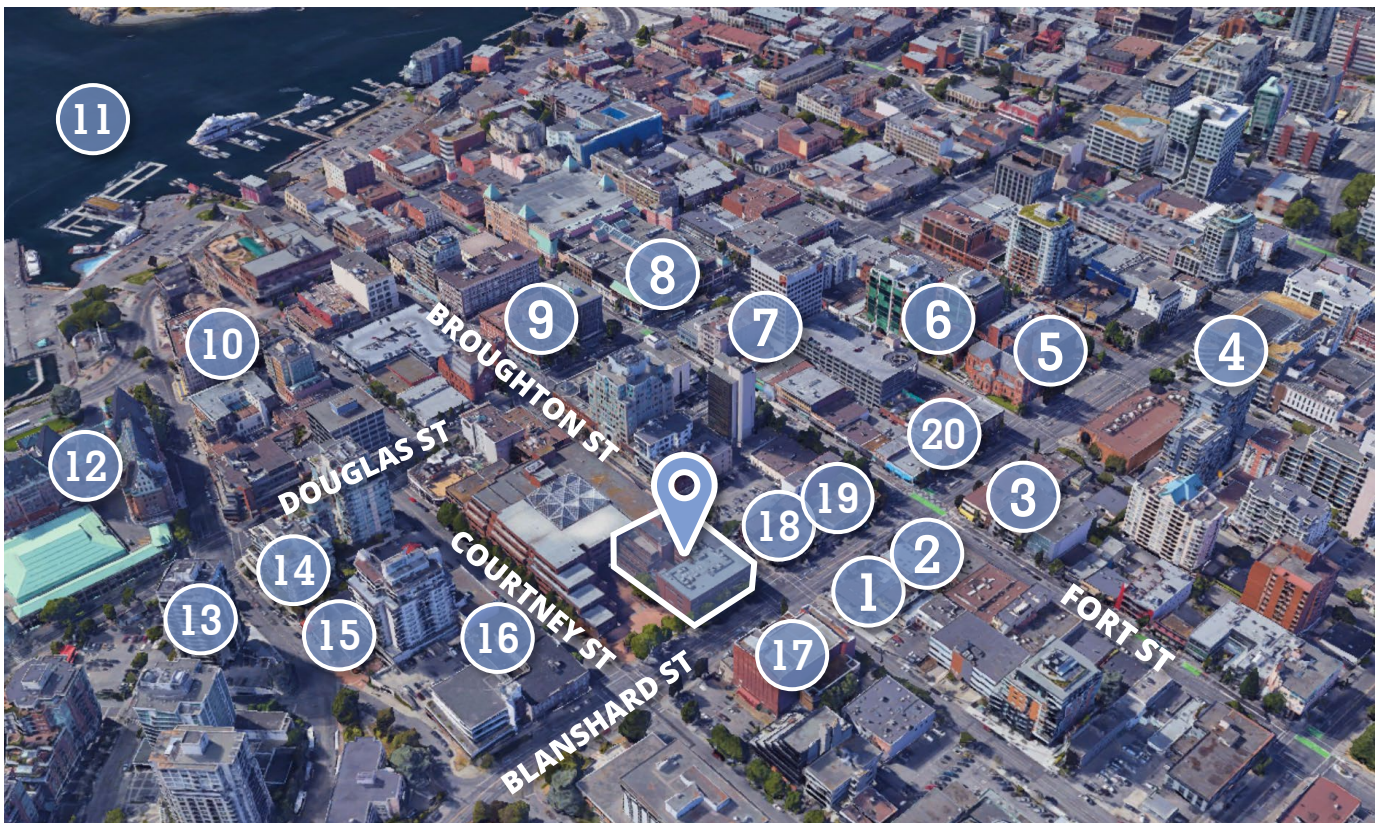
*New lobby*



*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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