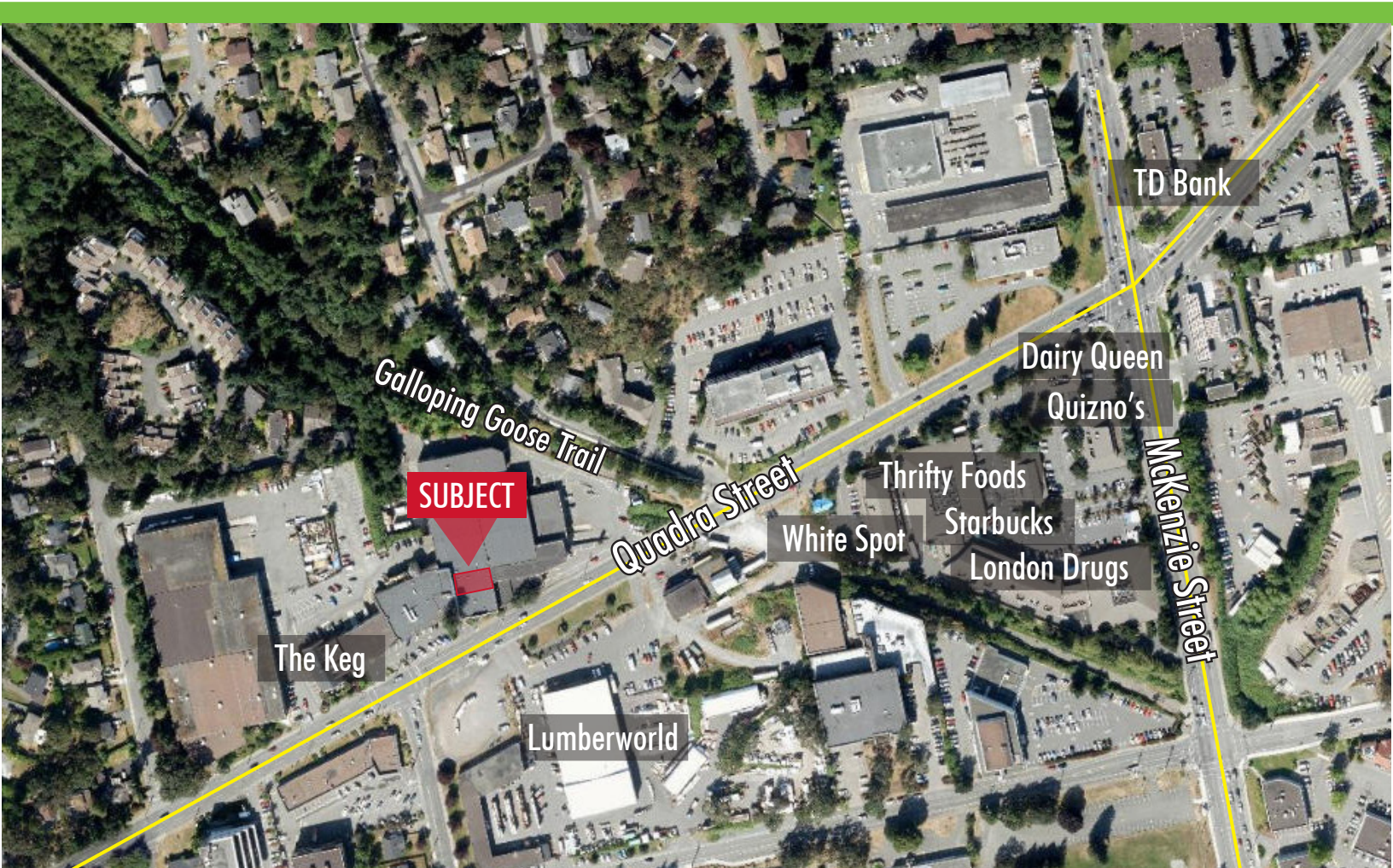


FOR LEASE | AFFORDABLE TURN-KEY OFFICE SPACE

SUITE 3 - 3948 QUADRA STREET | SAANICH, BRITISH COLUMBIA



THE OPPORTUNITY:

This brightly lit office space is full of character and offers prospective tenants the opportunity to occupy affordable, unique space in a central location with convenient access to several amenities such as Thrifty Foods, The Keg, Starbucks, London Drugs, an on-site fitness club and more. The space has an open floor plan, welcoming reception area, one large executive office, boardroom and a large kitchen. Ample skylights throughout provide plenty of natural light. The property offers on-site parking free of charge and is adjacent to the popular Galloping Goose Trail.

FOR MORE INFORMATION PLEASE CONTACT:

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3948 QUADRA STREET | SUITE 3 SAANICH, BRITISH COLUMBIA

AFFORDABLE TURN-KEY OFFICE SPACE FOR LEASE

AVAILABLE PREMISES:	1,845 sq. ft.
RENTAL RATE:	\$11.00 per sq. ft.
OPERATING COSTS & TAXES:	\$5.06 per sq. ft. (2018 estimate)
TENANT IMPROVEMENT:	Negotiable
TERM:	Flexible
PARKING:	Free of charge
ZONING:	M-1 Industrial. Uses include but are not limited to: office; research; servicing, testing and repair of goods; food processing; rental and repair of household items, tools, appliances and small equipment.

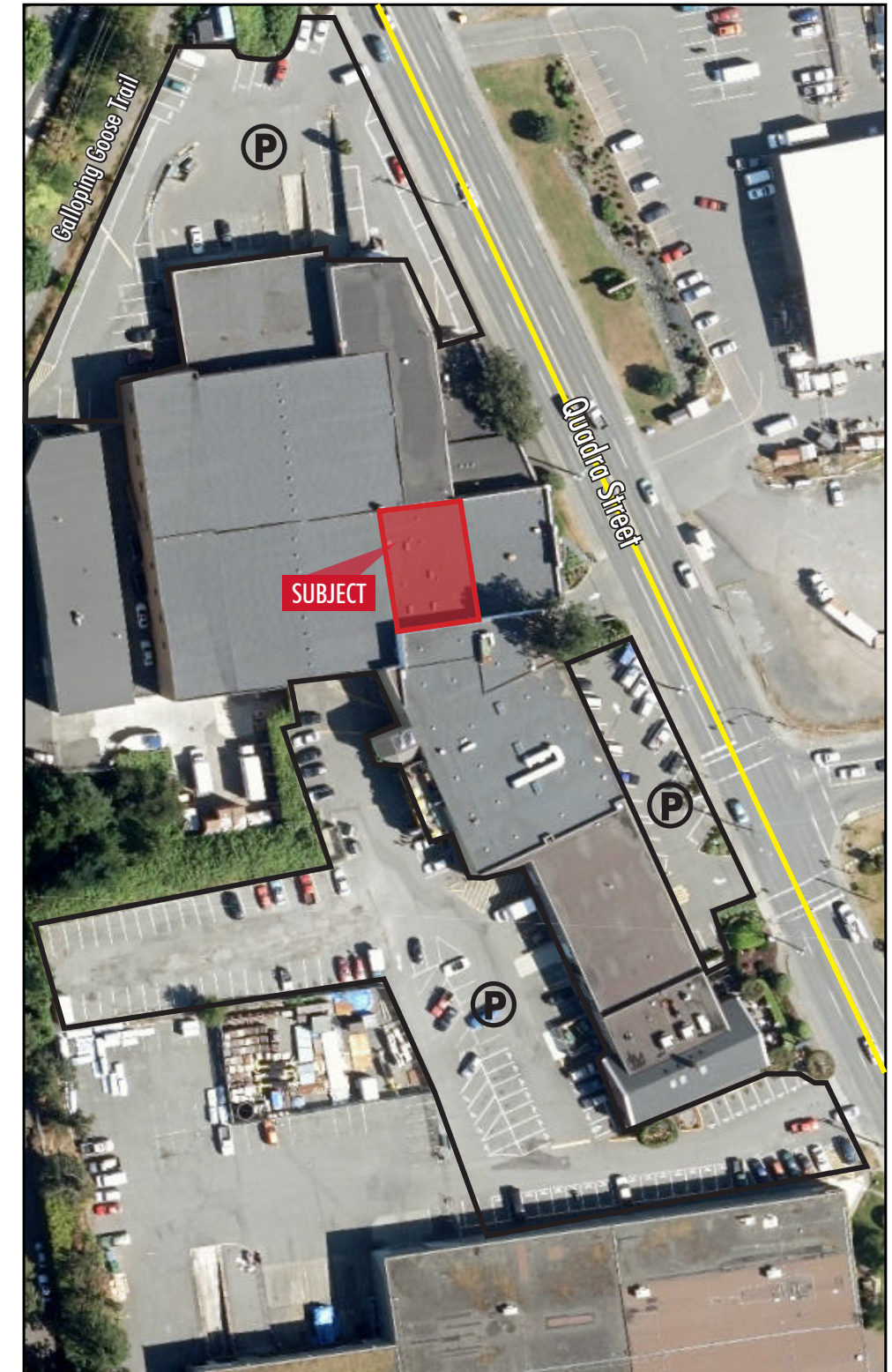
- ### FEATURES
- :: Turn-key space
 - :: Private executive office
 - :: Reception area
 - :: High ceilings
 - :: Open floor plan
 - :: Ample light from skylights
 - :: Two entrances
 - :: Signage opportunity
 - :: Recently improved common areas
 - :: On-site fitness club
 - :: Kitchenette
 - :: Boardroom

LOCATION

The subject premises are located in one of Saanich's major commercial centres and is just south of the busy Quadra-McKenzie intersection. The location provides for quick access to downtown Victoria, the Victoria International Airport, the Swartz Bay Ferry Terminal as well as the growing communities of the West Shore via McKenzie Avenue and the Trans Canada Hwy. The location further benefits from being adjacent to the popular Galloping Goose Trail allowing for an easy bicycle commute from most areas of Greater Victoria.

AREA AMENITIES

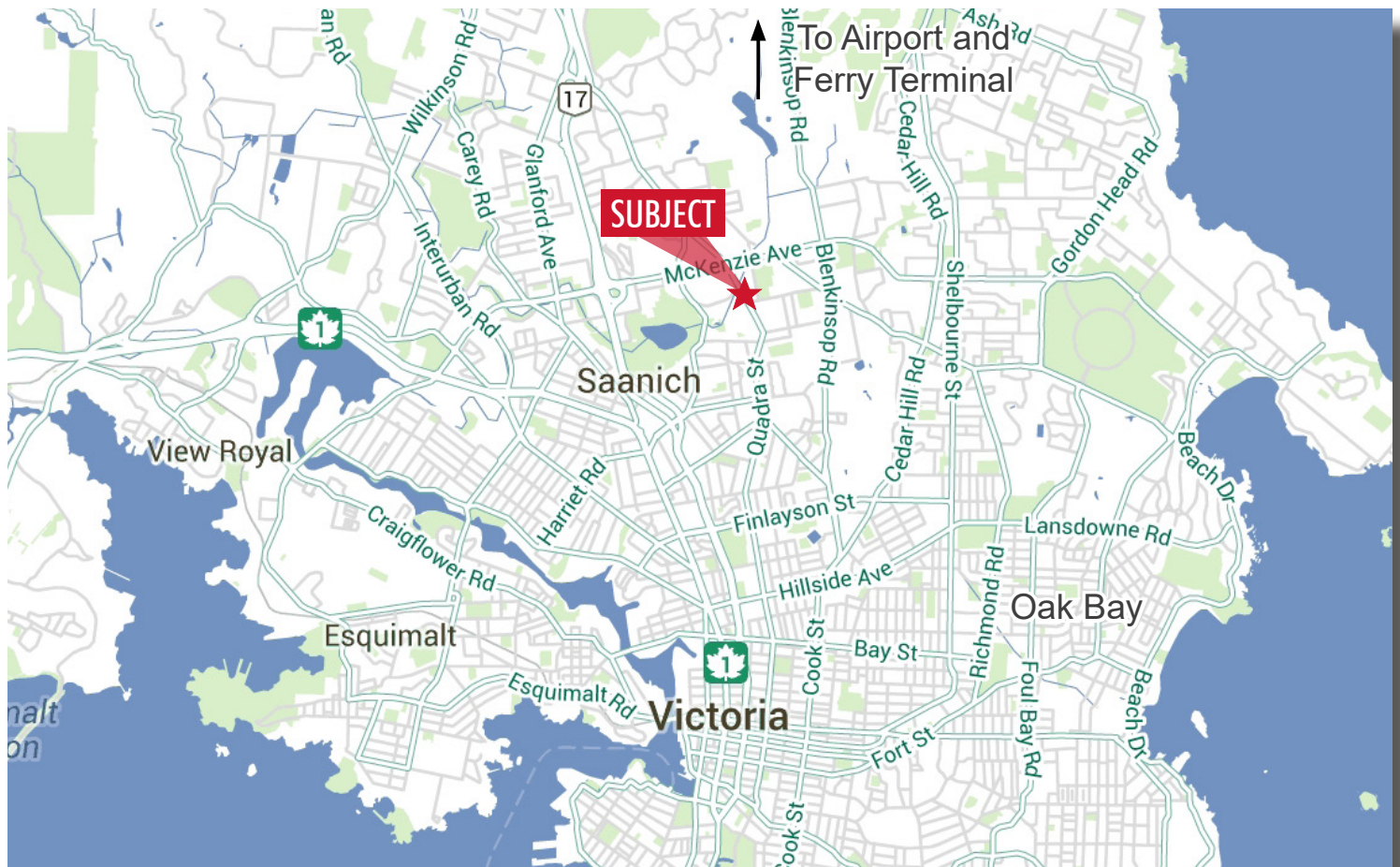
The Keg Steakhouse & Bar, Starbucks, White Spot Restaurant, Thrifty's, Dairy Queen, Planet Organic, Quizno's, London Drugs, TD Bank, Shiki Sushi, Phoenix Bar & Grill, Quadra Sports & Fitness Club and many more!



FOR LEASE | AFFORDABLE TURN-KEY OFFICE SPACE

SUITE 3 - 3948 QUADRA STREET | SAANICH, BRITISH COLUMBIA

LOCATION



LEASING ENQUIRIES:

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