

FOR LEASE | AFFORDABLE OFFICE SPACE

SAANICH, BRITISH COLUMBIA

SUITE 5 - 3948 QUADRA STREET

5,704 sq.ft. - NEWLY RENOVATED OFFICE SPACE

THE BUILDING

This newly renovated office space is full of character and offers prospective tenants the opportunity to occupy affordable, unique space in a central location.

AREA: 5,704 sq. ft.

AVAILABILITY: Immediately

RENTAL RATE: \$10.00 per sq. ft.

OPERATING COSTS & TAXES: \$4.66 per sq. ft. (est. 2017)

TENANT IMPROVEMENT: Negotiable

TERM: Flexible

PARKING: Free of charge

LEASING INQUIRIES

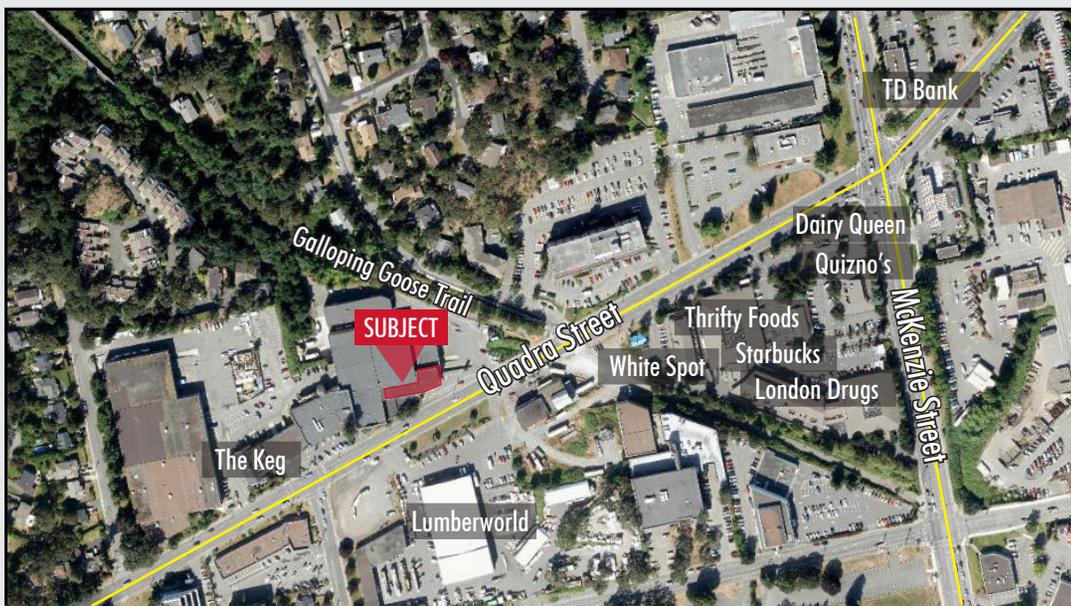
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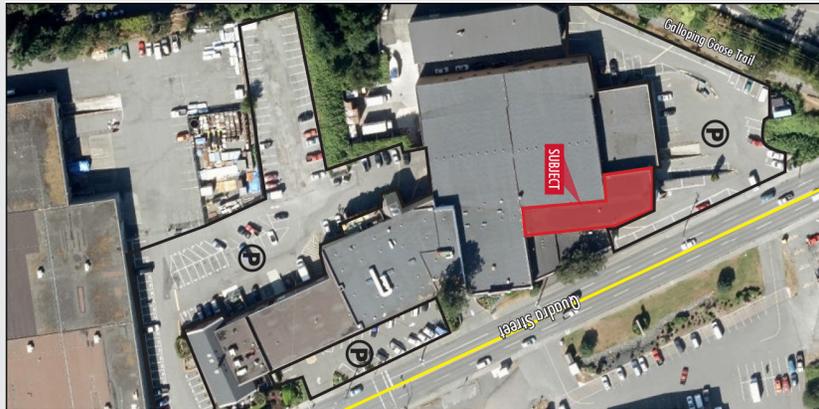
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LOCATION

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.



www.cbrevictoria.ca

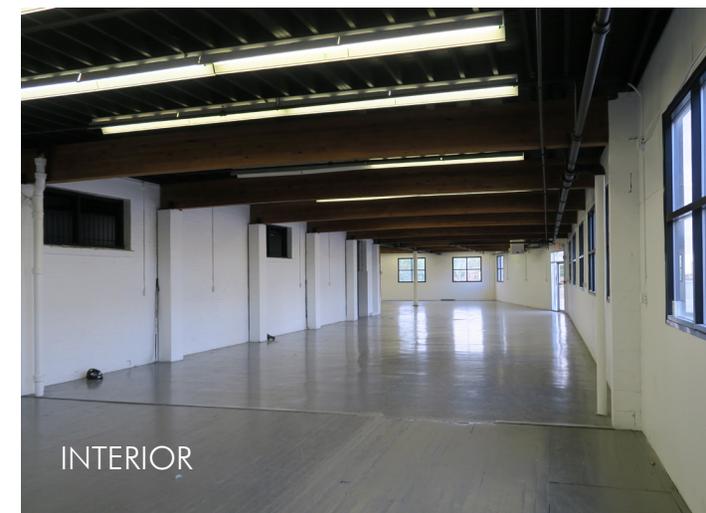
CBRE



INTERIOR RENDERING



INTERIOR



INTERIOR

AFFORDABLE OFFICE SPACE FOR LEASE

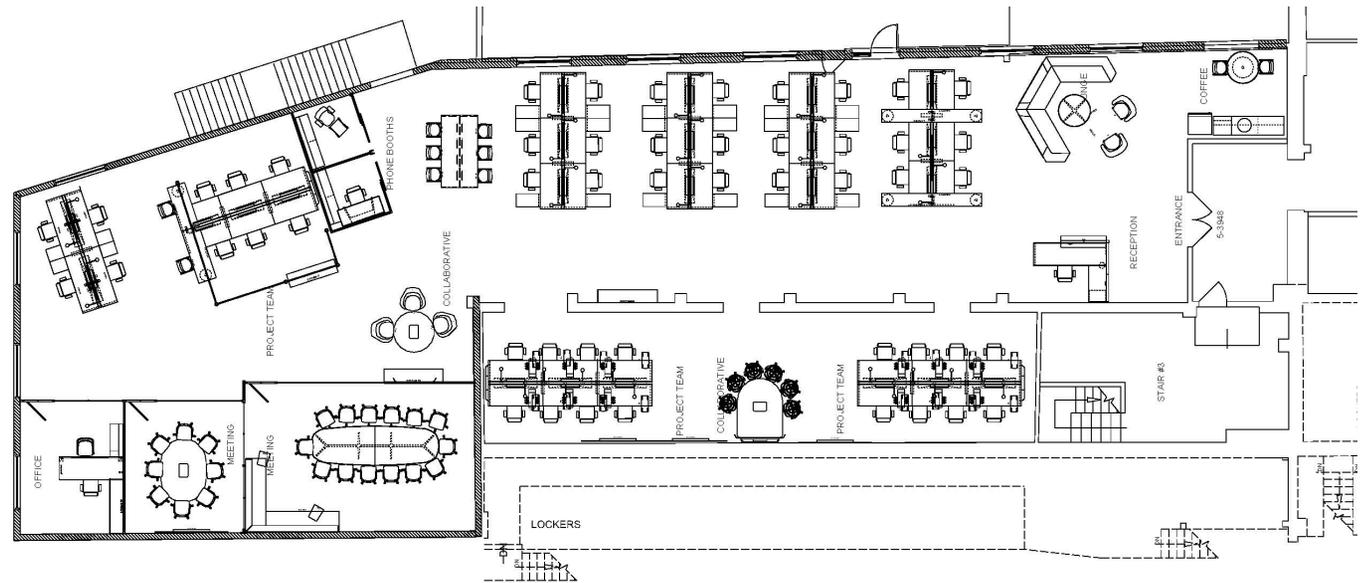
AVAILABLE IMMEDIATELY

3948 QUADRA | SUITE 5

CONCEPTUAL FLOOR PLAN

SPACE FEATURES:

- Recent improvements to the funky brick & beam interior finishes include new paint, new windows, exposed concrete floors, refreshed ceiling beams and painted ceiling.
- New heating system
- High ceilings
- Open floor plan
- Ample light
- Two entrances
- Exceptional signage opportunity
- Recently improved common areas
- On-site fitness club



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