

# FOR SUBLEASE



## NEW TURN-KEY OFFICE SPACE

**4TH FLOOR**

**765 BROUGHTON ST**

VICTORIA, BC

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**CBRE**



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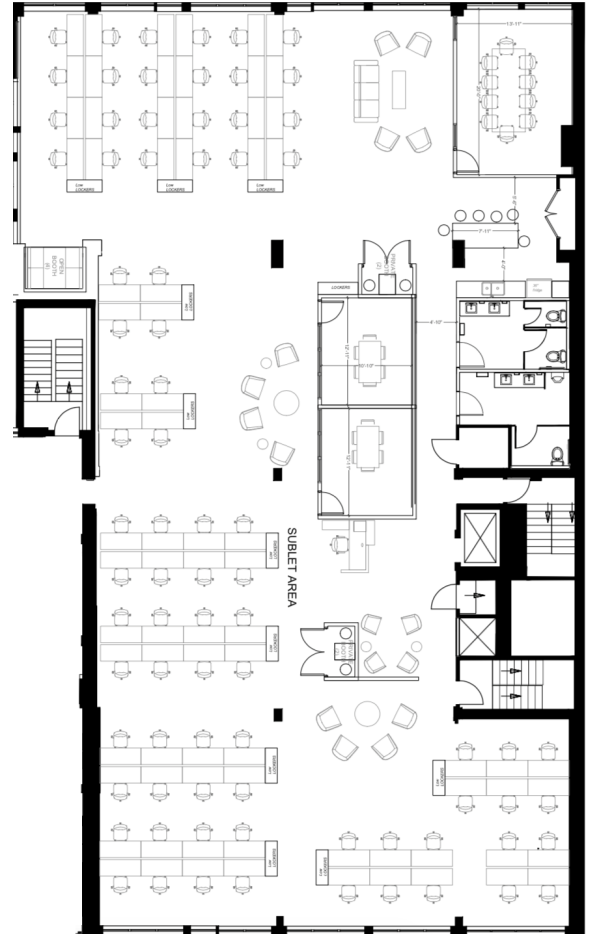
An opportunity to sublease new turn-key office space located in Victoria Downtown Core

## THE DETAILS

Rare chance to sublease turn-key office space in Downtown Victoria on a short-term commitment. The subject space will be built-out with brand new improvements and will consist of ample open work space, a large board room, two meeting rooms, a kitchen, two washrooms, and two small phone rooms. The building is close to a variety of Victoria's best food & drink establishments including Discovery Coffee, The Pink Bicycle, Smiths Bar & Restaurant, Tacofino, Be Love, Cactus Club, The Strathcona, Browns Socialhouse, and many more.

<b>SIZE:</b>	6,791 SF
<b>NET RENT:</b>	\$23.00 PSF
<b>ADDITIONAL RENT:</b>	\$12.00 PSF (2020 estimate)
<b>AVAILABLE:</b>	May 1, 2020
<b>SUBLEASE TERM:</b>	12-24 months

Furnishings Negotiable



Not to scale.

- || BRAND NEW TURN-KEY SPACE
- || BIKE STORAGE ON-SITE
- || CENTRAL LOCATION IN DOWNTOWN VICTORIA
- || AMPLE NATURAL LIGHT THROUGHOUT
- || PROXIMITY TO NUMEROUS HIGH-QUALITY AMENITIES
- || DIRECT ELEVATOR ACCESS TO SUITE

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## AMENITIES NEARBY

- |   |                  |    |                         |
|---|------------------|----|-------------------------|
| 1 | Discovery Coffee | 9  | Cactus Club             |
| 2 | Be Love          | 10 | Hanks, a Restaurant     |
| 3 | La Taquiza       | 11 | Freshii                 |
| 4 | Starbucks        | 12 | Cora                    |
| 5 | Subway           | 13 | Noodlebox               |
| 6 | Tacofino         | 14 | Brown's Socialhouse     |
| 7 | La Taqueria      | 15 | Vista 18                |
| 8 | The Dutch Bakery | 16 | Smiths Bar & Restaurant |



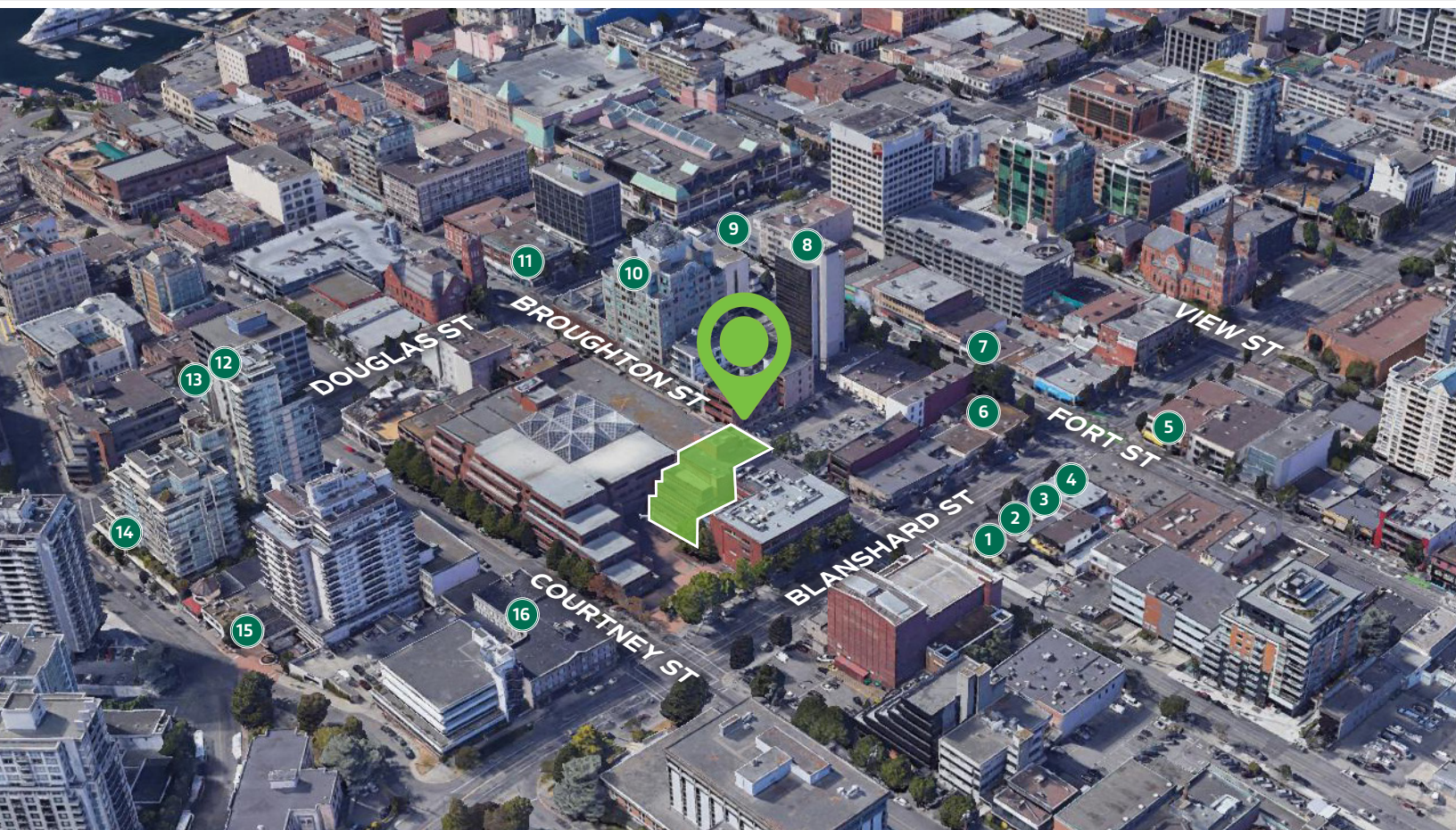
WALK  
SCORE



BIKE  
SCORE



TRANSIT  
SCORE



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# CBRE

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