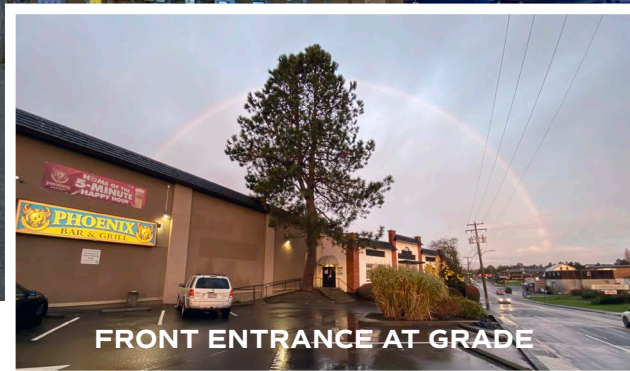


# FOR LEASE

**SUITE #5**  
**3948 QUADRA ST**  
VICTORIA, BC



## AFFORDABLE OFFICE SPACE IN QUADRA/MCKENZIE AREA

- \ CENTRAL AND EASILY ACCESSIBLE LOCATION
- \ HIGH CEILINGS THROUGHOUT
- \ AMPLE NATURAL LIGHT VIA OPENING WINDOWS
- \ GAS HEATING THROUGHOUT
- \ AMPLE PARKING ON-SITE
- \ PROXIMITY TO NUMEROUS AMENITIES
- \ LARGE ROOMS TO FACILITATE SOCIAL DISTANCING

## CONTACT

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**CBRE**



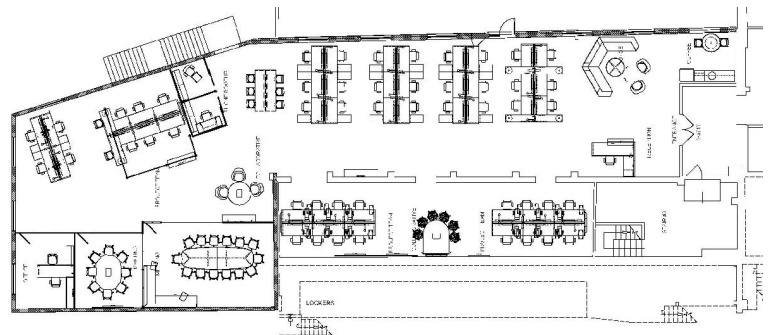


## THE OPPORTUNITY

Excellent opportunity to lease open-concept office space near the intersection of Quadra St and McKenzie Ave. The subject space boasts high ceilings throughout and receives ample natural light throughout the day. 3948 Quadra St is conveniently located near a variety of food, beverage, and retail options including The Keg Steakhouse, Thrifty Foods, Starbucks, London Drugs, Dairy Queen, Tim Hortons, Anytime Fitness, and more!

- SIZE:** 5,704 SF
- NET RENT:** \$10.00 PSF
- ADDITIONAL RENT:** \$5.70 PSF (2021 estimate\*)
- AVAILABLE:** With Notice
- PARKING:** Free stalls on-site

\*Utilities billed separately



Conceptual Plan

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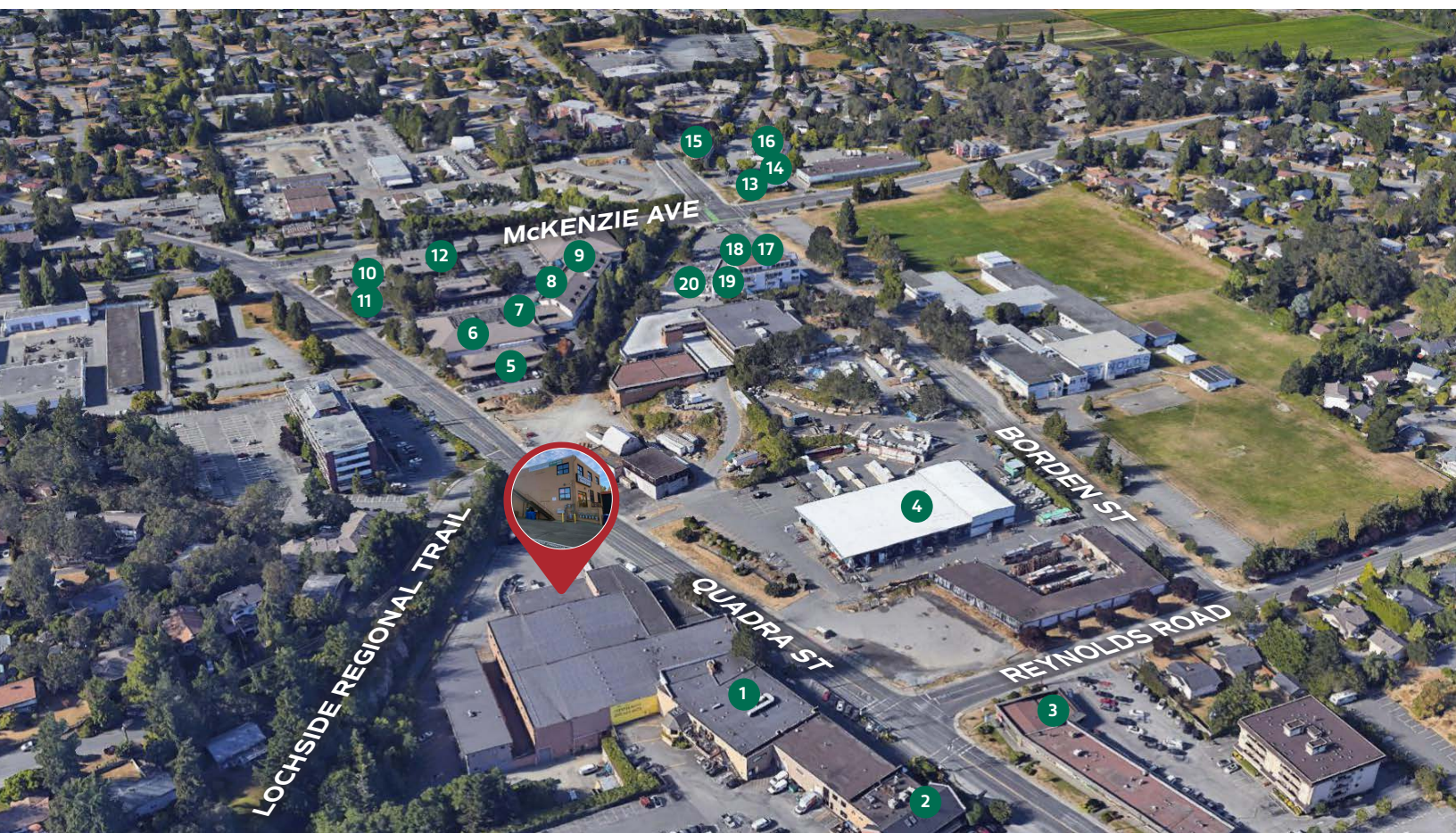


**SUITE #5**  
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VICTORIA, BC

**FOR LEASE**

**AMENITIES NEARBY**

- |                                   |                                      |                           |                                  |
|-----------------------------------|--------------------------------------|---------------------------|----------------------------------|
| <b>1</b> Phoenix Bar & Grill      | <b>6</b> Thrifty Foods               | <b>11</b> Dairy Queen     | <b>16</b> ICBC Driving Licensing |
| <b>2</b> The Keg Steakhouse + Bar | <b>7</b> Starbucks                   | <b>12</b> Liquor Plus     | <b>17</b> Tim Hortons            |
| <b>3</b> Performance Bicycles     | <b>8</b> Ali Baba Pizza              | <b>13</b> Subway          | <b>18</b> Seoul Market           |
| <b>4</b> Lumber World             | <b>9</b> Great Canadian Dollar Store | <b>14</b> Panago Pizza    | <b>19</b> Anytime Fitness        |
| <b>5</b> White Spot               | <b>10</b> London Drugs               | <b>15</b> Monkey Tree Pub | <b>20</b> BC Liquor Store        |



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