



Office | For Lease

# Quadra Plaza

Unit 203 - 1420 Quadra Street | Victoria, BC

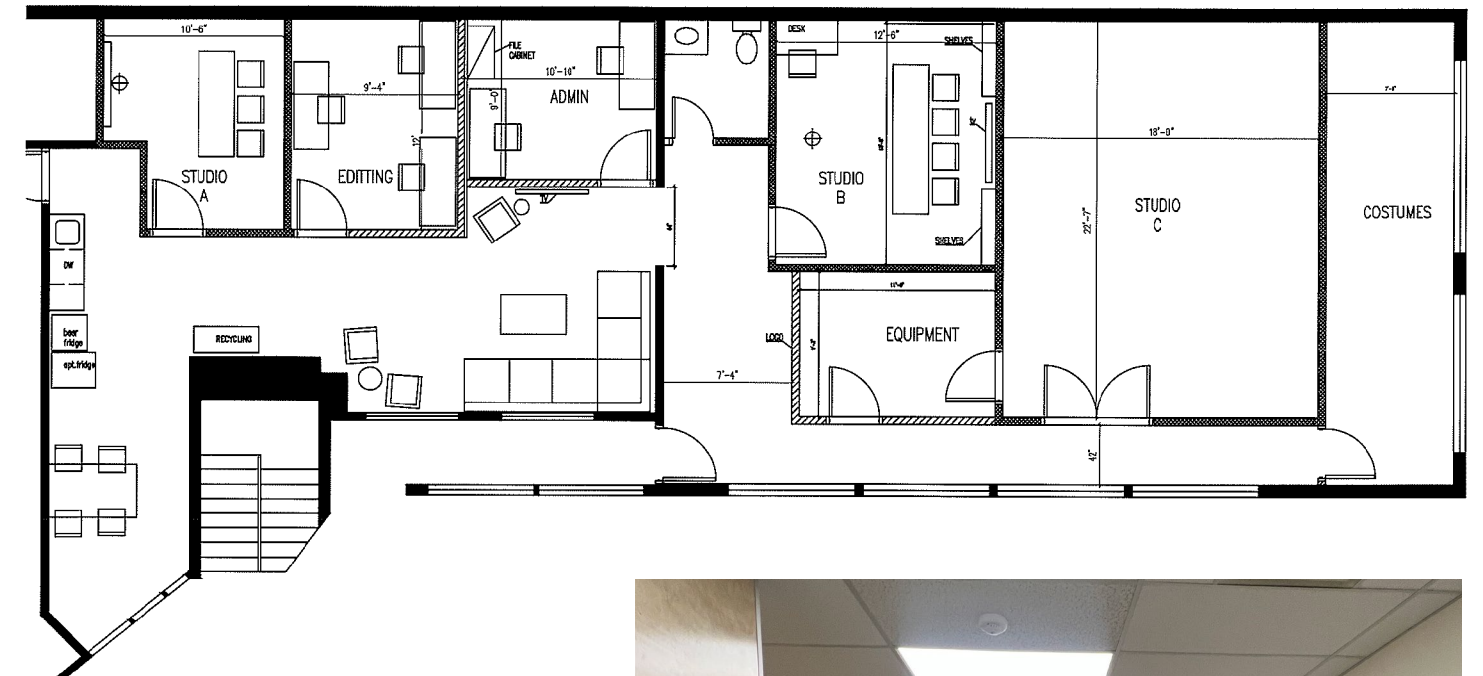






# Opportunity

Unit 203 at 1420 Quadra Street presents the opportunity to lease flexible office space within the Quadra Plaza. This walk-up 2nd floor office space features 6 offices/flex-rooms, an in-unit washroom, and an open reception/seating area. Rare on-site surface parking in the downtown area provides exceptional convenience for all tenants and clients. The subject property offers a central and convenient location with strong signage opportunities. The plaza features a strong mix of retail and office tenants, making it an ideal destination for businesses seeking a new opportunity.



## Property Details

Rentable Area	2,395 SF
Asking Net Rent	\$15.00 PSF
Additional Rent	\$13.00 PSF (est.)
Available	Immediately
Zoning	CBD-1: Central Business District-1 - Site Specific

## Features

- High Traffic Location
- On-Site Surface Parking
- Prominent Signage Exposure
- Exceptional Walk, Bike, and Transit Scores



  
97  
Biker's Paradise

  
99  
Walker's Paradise

  
93  
Rider's Paradise



# Location

Quadra Plaza is strategically situated in the heart of Downtown Victoria, commanding a prominent position at the bustling intersection of Quadra Street and Pandora Avenue. This vibrant area is dotted with a plethora of retail spaces, providing a wide array of opportunities for business to thrive and cater to the local and visiting clientele. The constant flow of foot traffic in this high visibility location ensures a steady stream of potential customers, making it a strategic choice for any business.



## Neighbourhood Tenants

- Subway
- London Drugs
- McDonald's
- Save-on-Foods
- Panago
- Tim Hortons
- Tacofino
- Boomtown
- Habit Coffee
- Zambri's



Jeff Lougheed

Vice President  
jeff.lougheed@cbre.com  
250-386-0001

Mitch Bryan

Associate  
mitch.bryan@cbre.com  
250-385-1225

CBRE Limited | 110-800 Yates Street | Victoria, BC V8W 1L8 | [www.cbre.ca](http://www.cbre.ca) | [www.cbrevictoria.ca](http://www.cbrevictoria.ca)



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.