



Office | For Lease

# Quadra Plaza

Unit 203 - 1420 Quadra Street | Victoria, BC

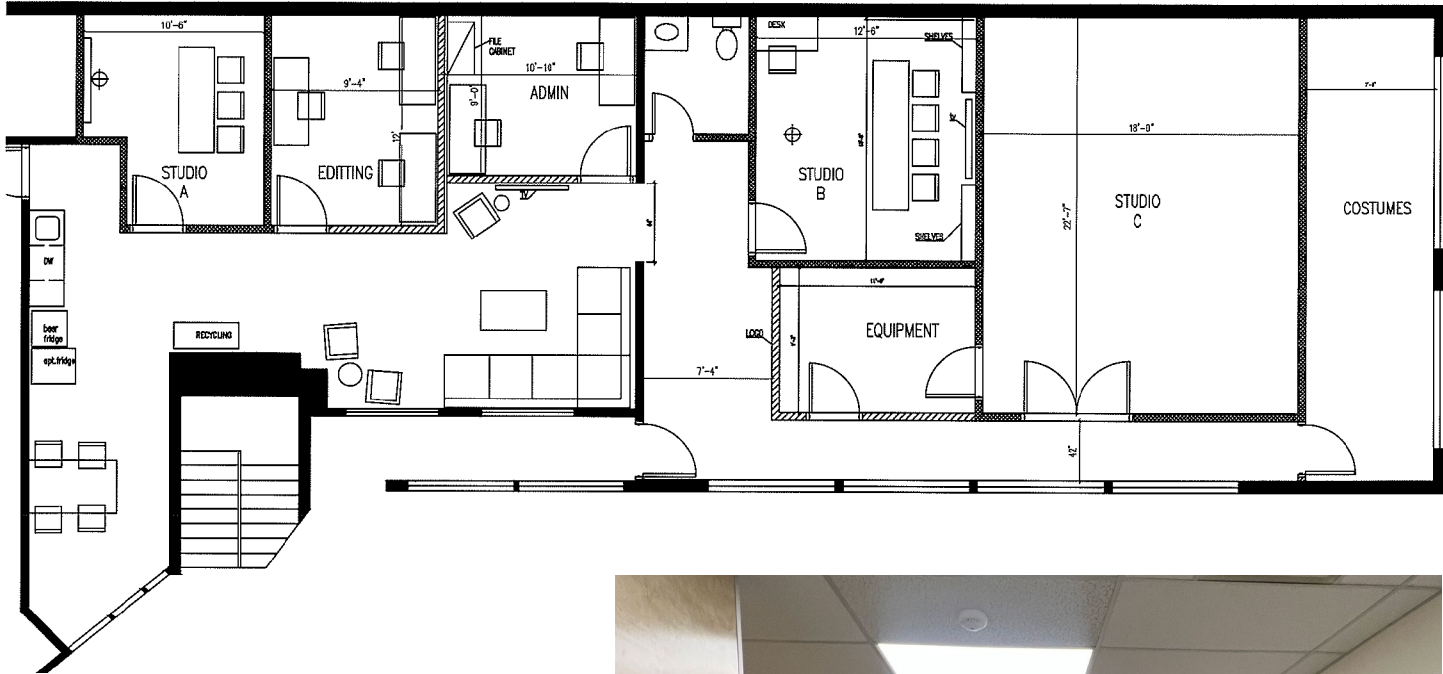
**CBRE**





# 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	\$18.00 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



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