



1,410-7,086 SF OF RETAIL FOR LEASE
6,727-13,617 SF OF OFFICE FOR LEASE

1205

broad street

Discover the Heart of Victoria at
BroadView Block

VICTORIA | BC

1205

broad street
BROADVIEW BLOCK

The Broadview Block is a premier office and retail building situated in the heart of Victoria's historic downtown. Constructed between 1956 and 1957 by the Dominion Company as Victoria's first Canada Trust bank, it features striking board-formed concrete with exposed walls and ceilings in various areas.

As one of the finest examples of mid-century modern architecture in the historic district, the Broadview Block is located at the northeast corner of Broad and View Streets, serving as a gateway to the Broad Street Arts District, nestled between Government and Douglas High Streets.

View Street, an extension of Victoria's iconic Bastion Square, is one of the city's busiest pedestrian pathways, ranking third in foot traffic according to the Downtown Victoria Business Association. The corner of Broad and View is one of the most prominent locations in Victoria.

1,410 - 7,086 SF | Retail Availability

6,727 - 13,617 SF | Office Availability

Discover Victoria's Core at
BroadView Block





RETAIL OVERVIEW

BROADVIEW BLOCK

BroadView Block is an ideal location for any retail venture. Adjacent to The Bay Centre and Trounce Alley, it is also just steps away from the bustling Government Street. The units are perfect for restaurants and coffee shops, but they are also great for boutique-style retailers.

- 15' ceiling heights
- Flexible and open floor plans
- Demisable unit options
- New HVAC & new storefront windows

Total Available Retail

7,086 SF

Picturesque

Retail

Experience



Looking down View Street



Interior cafe rendering



Interior restaurant rendering

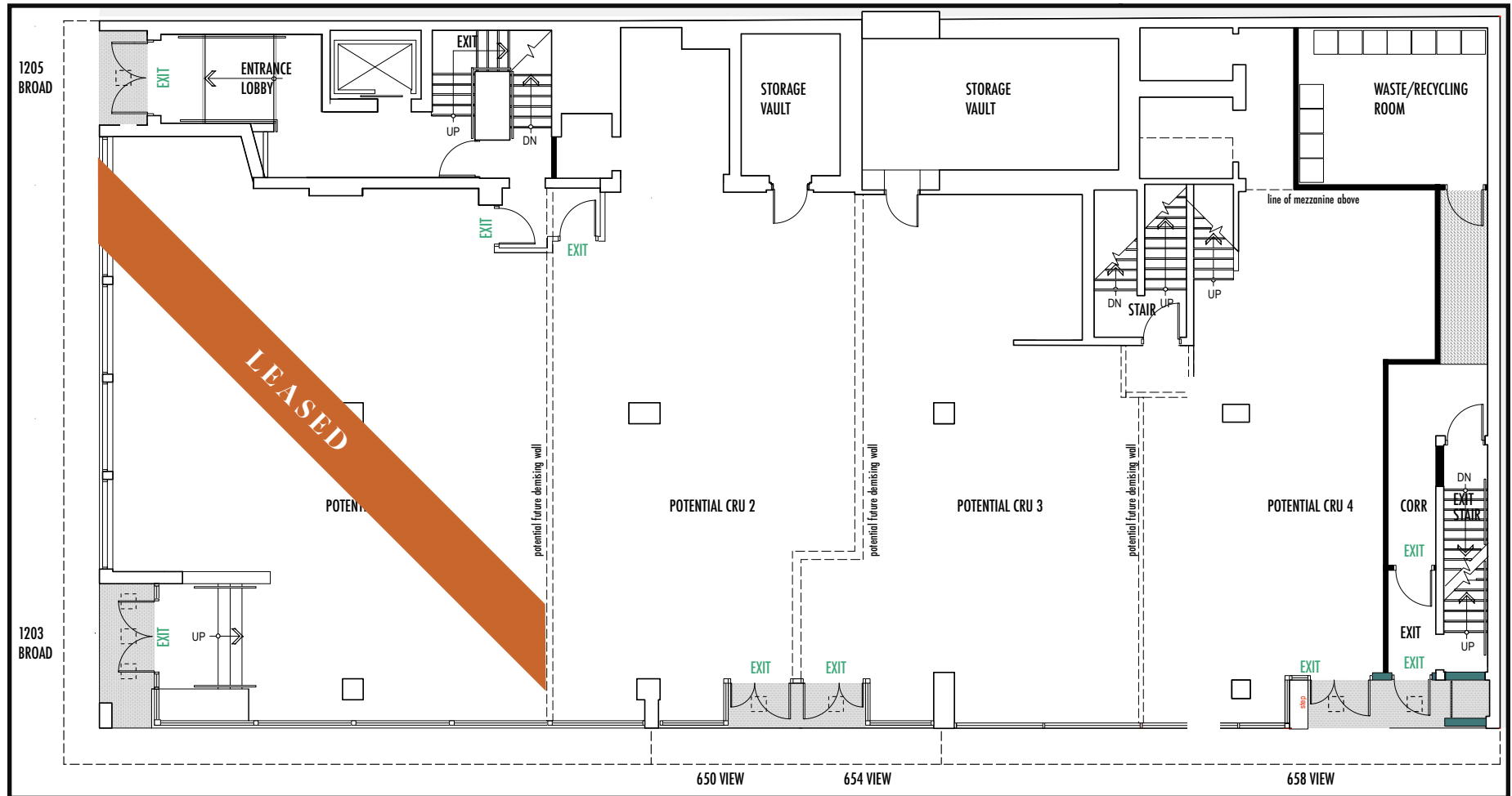


Retail at **BroadView Block**

FLOOR PLAN

RETAIL DEMISE OPTIONS

These demise options are simply guidelines. The demise options here are endless and customizable.



Retail Availability

Minimum Available - 1,410 SF

Maximum Available - 7,086 SF

- Patio opportunities
- 15' Ceiling heights & large storefront windows
- Flexible & demisable floorplans
- Accessible basement space available

THE CORE

VICTORIA | BC

400M RADIUS

73
restaurants

21
clothing & shoe retailers

26
cafes

1,115
parking spots

BROADVIEW BLOCK



NEARBY RETAIL

Earls
KITCHEN • BAR

new balance

The **Tapa Bar**
Restaurant

SHOPPERS
DRUG MART

BODEGA
tapas • wine • bar

KHARMA
SALONS

patagonia

QUAZAR'S
ARCADE



ANNEX
ANNEX | FITNESS

MUNRO'S
BOOKS

THE LATEST
SCOOP

OFFICE OVERVIEW

BROADVIEW BLOCK

BroadView Block is thoughtfully designed for any office user. Each floor is equipped with private washrooms, a kitchenette/staff area, a boardroom, open workspace, and partitioned offices. Tenants will benefit from bicycle storage, ample natural light, and a vast array of amenities nearby. Commuting is a breeze with underground parking just one minute away, several bike lanes, and transit stops throughout the area.

- Turn-key units with excellent layouts
- Signage opportunities & ample natural light
- Renewed common areas & stairwells
- Direct elevator access to each unit

Total Available Office

13,617 SF

Unit 200 6,727 SF

Unit 300 6,890 SF





View Street frontage of property



Interior office rendering



Interior office



Interior office kitchen

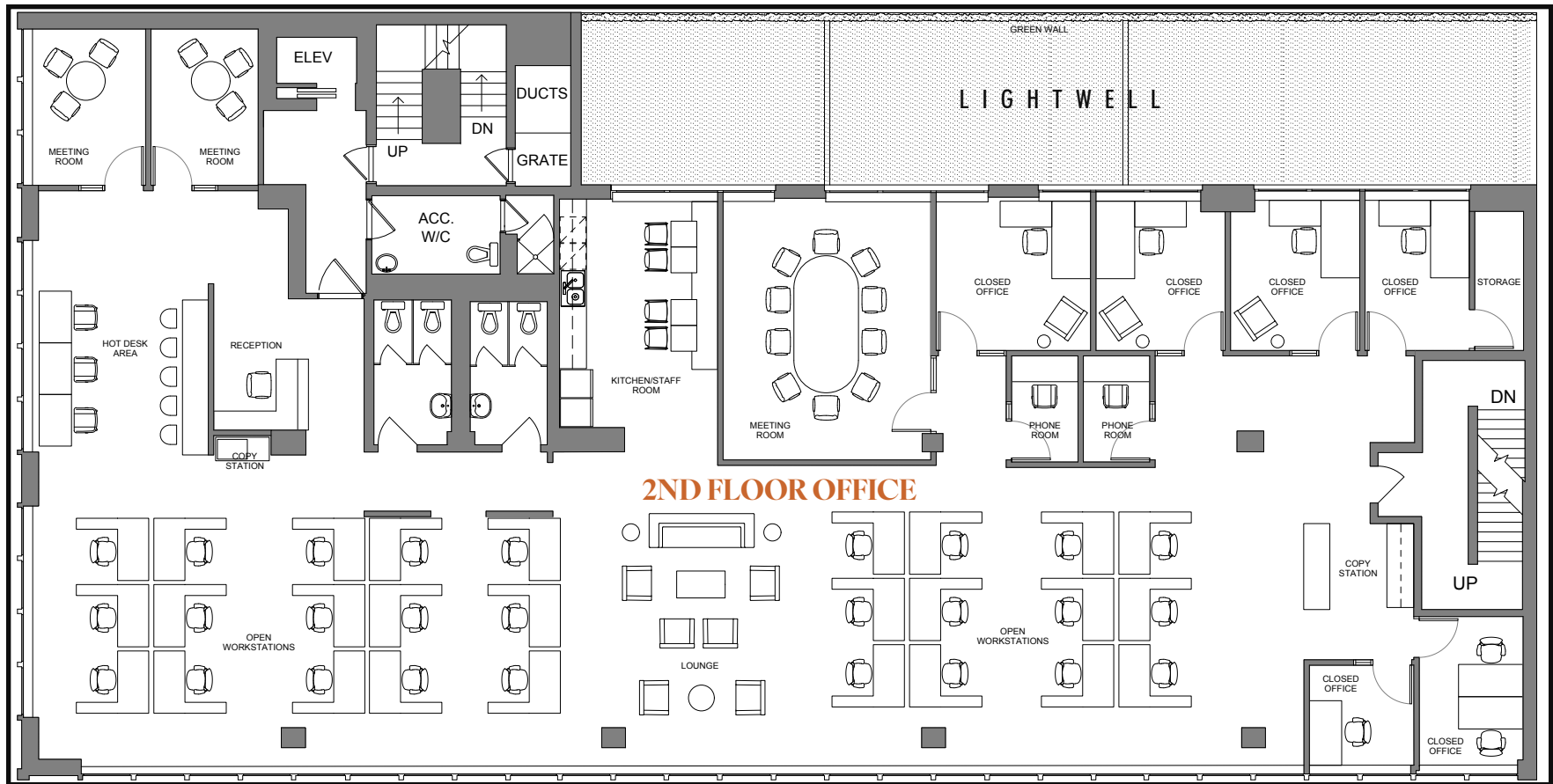


TAKE A LOOK INSIDE!

*Cityscape Views
&
Convenient Connectivity*

FLOOR PLAN

OFFICE - 2ND FLOOR



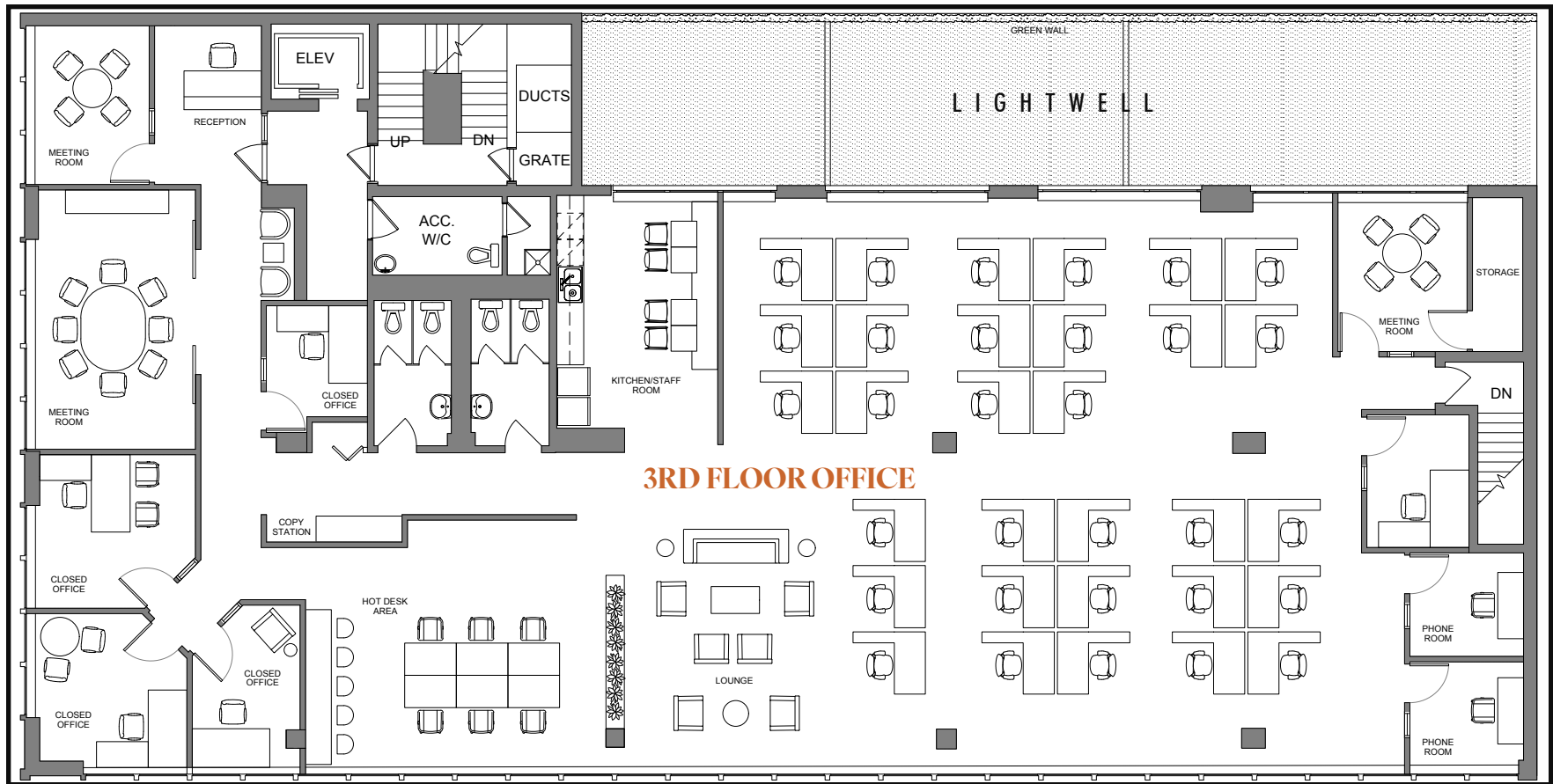
Unit 200

6,727 SF

- Ample natural light coming from three sides of the unit
- Open workspace with kitchenette area and private washrooms
- Both floors of office can be combined into one unit for 13,617 square feet

FLOOR PLAN

OFFICE - 3RD FLOOR



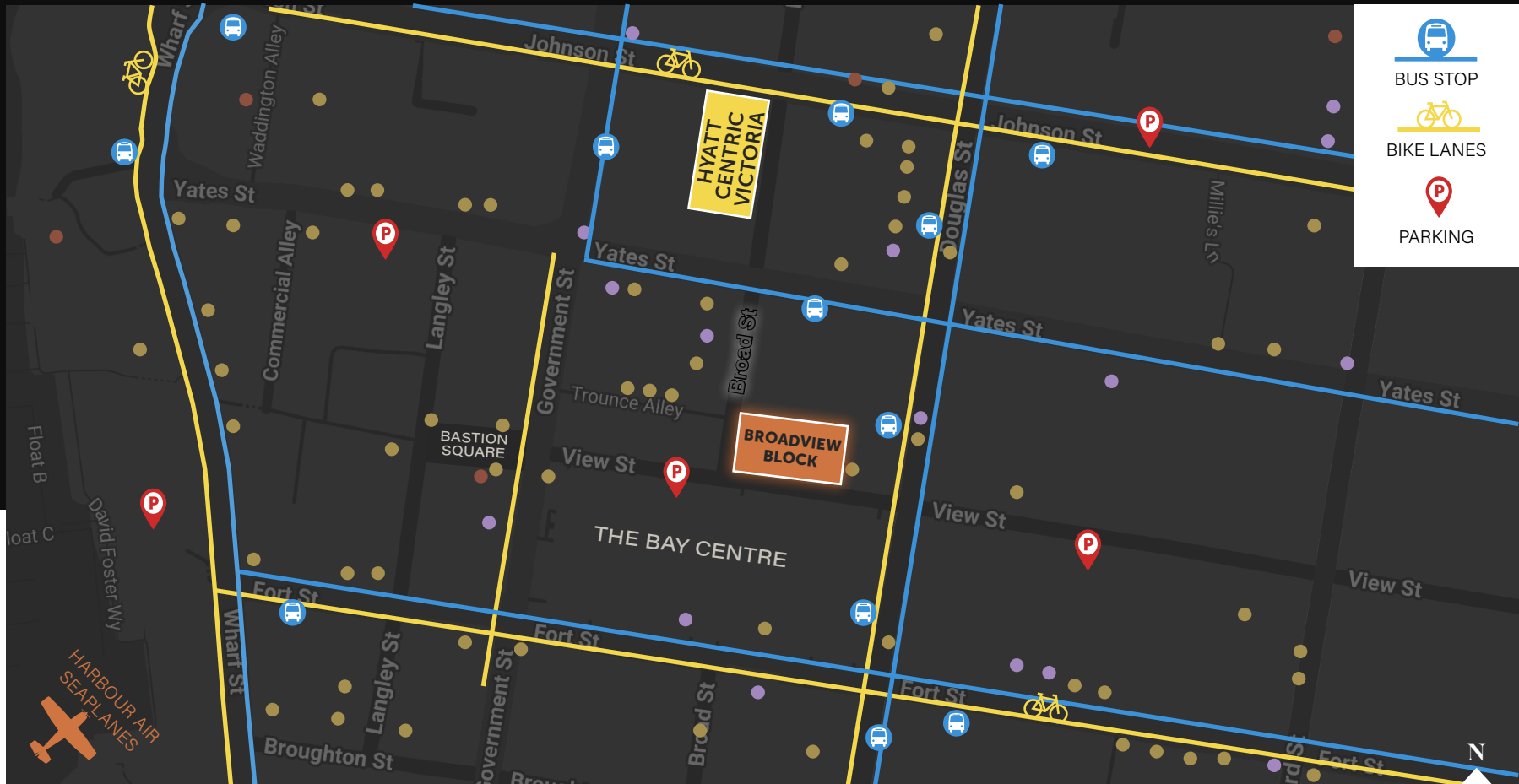
Unit 300

6,890 SF


- Ample natural light coming from three sides of the unit
- Open workspace with kitchenette area and private washrooms
- Both floors of office can be combined into one unit for 13,617 square feet


MAP

BROADVIEW BLOCK



- RESTAURANT
- CAFES
- HOTEL


25
minutes
TO LANGFORD


35
minutes
TO VICTORIA
INTERNATIONAL
AIRPORT


40
minutes
TO BC FERRIES


1,115
parking stalls
300M RADIUS

1,410-7,086 OF RETAIL SPACE FOR LEASE
6,727-13,617 SF OF OFFICE FOR LEASE

1205

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BroadView Block

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