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FOR LEASE | 4420 Chatterton Way, Victoria | BC

Broadmead Office Park

Full Floor Available up to 8,954 SF

Located in the Broadmead Office Park in the municipality of Saanich, adjacent to the Pat Bay Highway. The property is just seven kilometers north of Victoria's downtown core, and adjacent to Rithet's Ecological Reserve, offering a park-like setting.

- On-site parking
- Bicycle storage and shower facility on-site
- Fibre optic cable to the building
- Building constructed in 1997
- Other tenants include medical, high-tech, financial, and a cafe, which is the only food services restaurant permitted in the office park
- All common areas recently refurbished

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Available Units

Suite	Available Area (SF)	Availability
201	4,713 SF	spring 2020
202	1,895 SF	spring 2020
204	2,346 SF	spring 2020

UNITS CAN BE COMBINED FOR A
TOTAL OF 8,954 SF (FULL FLOOR)

Rental Rate

> \$24.00 PSF per annum

Operating Costs/Taxes

> \$14.29 PSF (est. 2019/2020)



**FREE
PARKING
ON-SITE**



DRIVE TIMES
14 MIN - DOWNTOWN
15 MIN - LANGFORD
22 MIN - BC FERRIES



**SECURE
BIKE
STORAGE**



**SHOWER
FACILITIES**



**HIGHWAY
ACCESS**



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