



Colliers

Asking:

\$22.00  
PSF



Newly  
renovated



Underground  
parking

**Gail Reaney**

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711 Broughton Street, Victoria, British Columbia

# Fourth floor office space **for lease**

- Five story steel and concrete building
- Two small decks with exterior access and extensive glare-controlled windows
- Attractive full floor available immediately

Accelerating success.

# Property Features

## 4,588 SF

Fourth floor available immediately



- Back up electrical generator



- State of the art air conditioning



- High speed elevator



- Built to Class 9 earthquake standards



- Four independent optic cable feeds into the building



- Additional Costs: \$16.50 per SF (est. 2021)

Centrally located in Downtown Victoria, the building is well served by transit and is surrounded by numerous amenities including the Public Library next to the building.

The major banks, along with shopping, cafes and restaurants are steps away.



**Bike Score**

# 92



**Walk Score**

# 97



**Transit Score**

# 76



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