

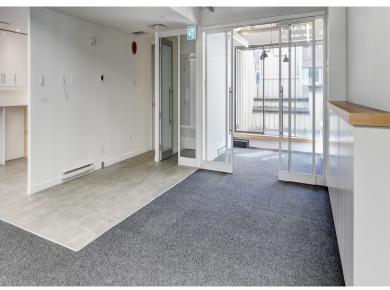
### **FOR LEASE**

FOURTH FLOOR

# 736 BROUGHTON STREET VICTORIA, BC









CONTACT INFORMATION:

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### **FOR LEASE**

## FOURTH FLOOR

## 736 BROUGHTON STREET VICTORIA, BC

#### **OPPORTUNITY**

The Lindholm Building is situated in Victoria's downtown core located mid-block on Broughton Street between Douglas and Blanshard Streets with a major walkway extending the length of the downtown core, directly adjacent to the property. Buildings in the immediate vicinity include the Royal Theatre; Law Courts; CIBC, Royal Bank and TD Bank buildings; the Public Library; several large professional office buildings; a multitude of specialty retail shops, cafes, restaurants and a wide range of amenities all within easy walking distance.

This is a rare opportunity to lease a really well appointed, truly turn key office space with flexibility on term length.

#### **UNIT SIZES**

UNIT 402 - 1,377 Rentable SF

#### **NET RENT**

UNIT 402 - \$22.00 PSF

#### **ADDITIONAL RENT**

\$14.57 PSF

#### **AVAILABILITY**

**Immediately** 

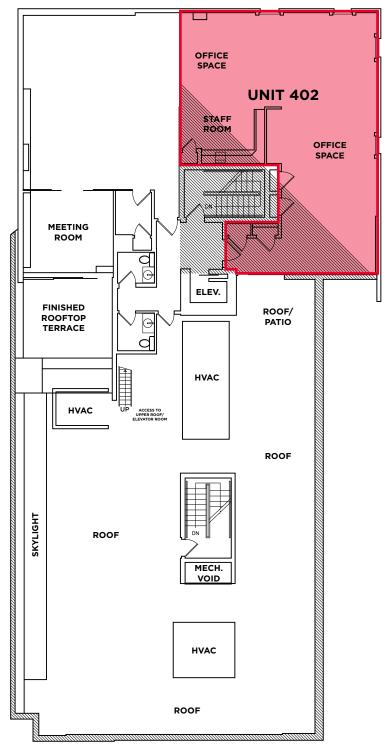
#### **NEARBY AMENITIES**

- 1. Public parking in the immediate vicinity
- 2. Cactus Club Café
- 3. Browns Socialhouse

#### **FEATURES**

- Elevator
- Updated HVAC system in 2015
- Common floor washrooms
- · Efficient mixed floor layout
- · Well lit. move in readv
- · Furniture available for use
- Shared kitchen & lunch lounge
- Shared washrooms & shower facility
- 4. The Royal Theatre
- 5. Greater Victoria Public Library
- 6. The YMCA
- GoodLife Fitness





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