



FOR SALE

1420 Broad Street
VICTORIA, BC

**THE ICONIC
CTV BROADCAST BUILDING**

IDEAL FOR OWNER-USERS / INVESTORS / DEVELOPERS

26,017 SF COMMERCIAL ASSET

VACANT POSSESSION



1420 Broad Street

VICTORIA, BC

The Opportunity

1420 Broad Street Building is a three storey commercial building with a below grade basement, located at the highly exposed corner of Broad Street at Pandora Avenue, at the northern edge of Victoria's historic Old Town. The building is situated across the street from Victoria City Hall and Centennial Square and is notable for its elegant and understated Edwardian-era design, including its sand-lime brick cladding and segmental-arched windows. The building was constructed circa 1907 and has had several major renovations in 2001/2007 and was seismically upgraded in 2001. The building is constructed of historic timber and decking, steel columns and braces, steel beams, and cast-in-place concrete. The building is clad with mass masonry walls, fibre cement siding and prefinished corrugated metal panels.

1420 Broad Street is an exceptional opportunity to invest, develop or position your business in the heart of Victoria's Historic District. Flanked by the city core business district. The asset exudes curb appeal and charm and is move in ready for occupiers looking to locate in a prime area. Optionality for retail or general office allows for a variety of lease up options. Victoria's historic district, which is flanked by the CBD, is home to some of the city's top firms, restaurants, hotels, shopping, and recreation destinations.

The move in ready office space is efficient and well-appointed and offers charming historic flourishes of brick, historic timber and steel throughout. The underlying land has residential development potential with a mid to long term horizon.



Property Highlights

- Centrally located in Downtown Victoria
- Prime corner with great exposure & visibility
- Direct access to transit
- Vacant possession
- Well built out office/production space with charming improvements (reception, kitchens, boardrooms, bathrooms, open plan, and production area)
- Ample window line (operational)
- Lofty open grid ceilings
- Character elements of brick and steel throughout
- Secure bike storage
- Elevator
- Fiber POP
- 2 outdoor patios on 3rd floor
- Back up emergency generator
- LED Lighting throughout
- CCTV surveillance system upgraded in 2021 (approx. 12 color cameras)
- Power supplied to the basement level at 15,000 Volts. Switchgear panel rated at 15,000 Volts, 600 Amps
- Power is supplied to a main electrical is rated at 120/208 Volts, 3,000 Amps, 3 ph., 4 W and consists of 4 cells
- Main switchgear panel supplies power to a main dry-type transformer. Transformer is rated at 750/1000 KVA
- Electrical switchboard panels manufactured by Cutler Hammer
- Mechanical: heating, cooling and ventilation for the building is provided by 2 central air handling units (AHU) installed on the roof
- 2 packaged rooftop units (RTUs) with electric heating and electric DX cooling
- New roof mounted air-cooled chiller system manufactured by Trane installed in 2018 for \$250,000
- 2 split-type air conditioning units installed on roof for radio offices.
- Auxiliary heating provided by electric cabinet or baseboard heaters installed near the exterior entrances and service areas

Salient Details

Civic Address	1420 Broad Street, Victoria BC
Site Area	8,464 SF
Building Area	26,017 SF
Zoning	OTD-1 Old Town District - 1
Property Taxes	\$194,359 (2023)
Asking Price	Contact Designated Agent

Zoning

In-Place Zoning allows for a 3FSR with max heights of 15 meters. OTD-1 Old Town District-1 Zone Permitted Uses, included but not limited to:

- Brew Pub
- Care Facility
- Financial Service
- Food & Beverage Service
- Hotel
- Office
- Residential
- Retail Trade



Heritage Designation

1420 Broad Street is designated heritage and is well known as the Brackman-Ker Milling Company Building. Built in 1907, the asset is valued as a representation of the industrial uses that were once common throughout Victoria's Old Town, when many different activities, including warehousing, trans-shipment and manufacturing were clustered near the working waterfront.

This building is additionally significant as an example of the work of renowned architect Francis Mawson Rattenbury (1867-1935). After immigrating to Victoria in 1892, Rattenbury dominated the architectural profession in British Columbia. Only months after his arrival, at the age of 25, he won the design competition for the new Parliament Buildings in Victoria. Among his many other designs in Victoria are the Bank of Montreal, 1200 Government Street, 1897, the Law Chambers, 45 Bastion Square/1118 Langley Street, 1901, and the centre block of the Empress Hotel, 721 Government Street, 1904-08. Rattenbury also designed the Ker Block, 512-514 Fort Street, for D.R. Ker in 1909.

The Brackman-Ker Milling Company Building is part of an ensemble of historic Late Victorian and Edwardian-era commercial buildings in the area and reflects a shift from the more ornate Victorian styles to a simpler Edwardian-era influence at the start of the twentieth century. Elements of Edwardian-era architecture are present in the building's balanced design, and symmetrical segmental-arched window openings separated by brick pilasters and topped with brick corbelling.

An extensive rehabilitation of the building occurred in 2001 and 2007 and has contributed to the revitalization of the north end of downtown Victoria. In recognition of the material and social values of the historic buildings of Old Town, the City of Victoria has established policies and incentives that encourage their adaptive re-use and improve their economic viability. Rehabilitated buildings such as this play a critical role in revitalizing the downtown economy, in providing new commercial space and in environmental sustainability.

Key elements that define the heritage character of the Brackman-Ker Milling Company Building include:

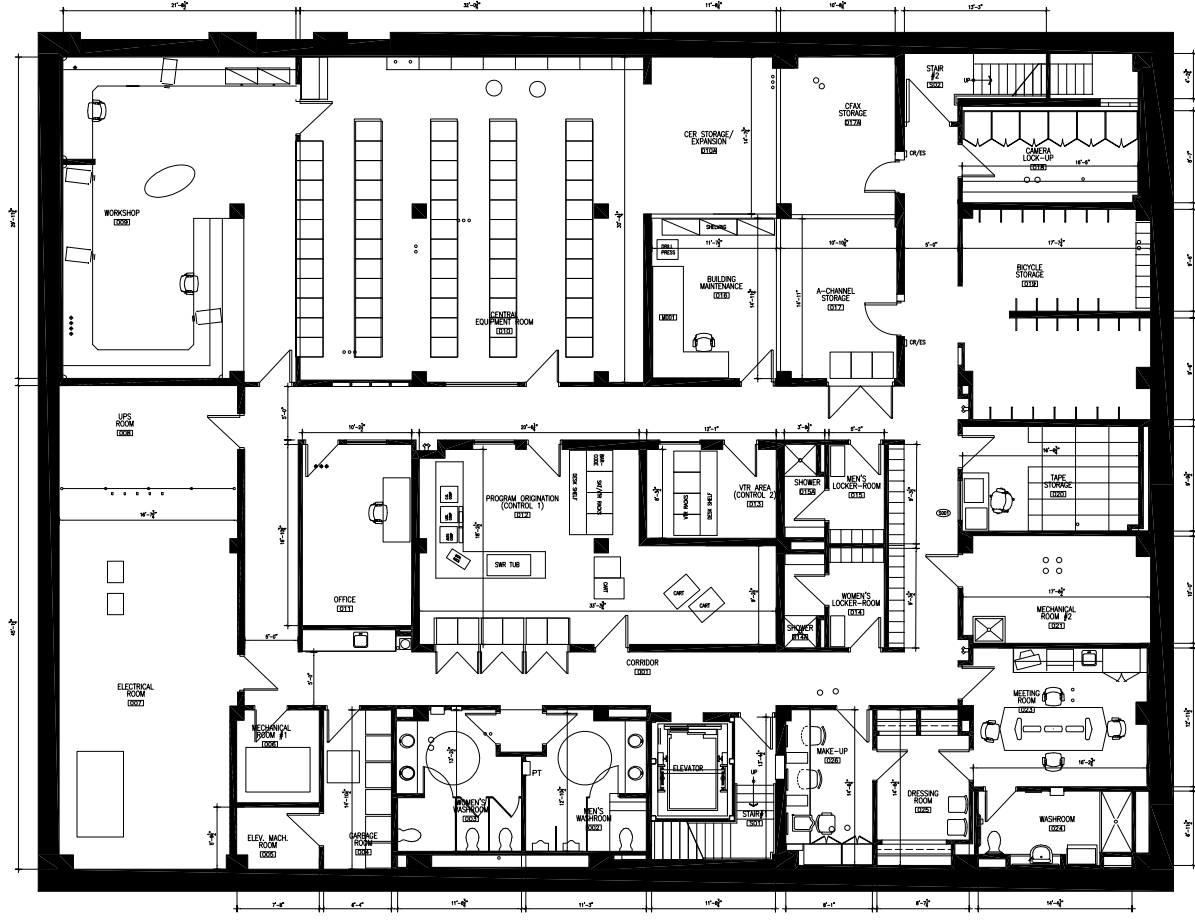
- Continuous commercial use
- Commercial form, scale and massing, as expressed by its two-storey height built to the property lines, rectangular plan, flat roof, and evidence of original truck bays on the south and east sides of the ground floor
- Masonry construction, including sand-lime brick front walls, common red-brick side and rear walls, and heavy timber internal structure
- Edwardian-era architectural features, such as segmental-arched window openings, replacement sheet metal cornice, brick corbelling and pilasters
- Regular fenestration, such as double-hung one-over-one wooden-sash windows with horns at the second storey and plate-glass windows at the ground floor with three-part transoms
- Commemorative plaque attached to the building, marking the site of the Pandora Avenue Wesleyan Methodist Church

Further information is available at: <https://www.victoria.ca/building-business/permits-development-construction/heritage-conservation>

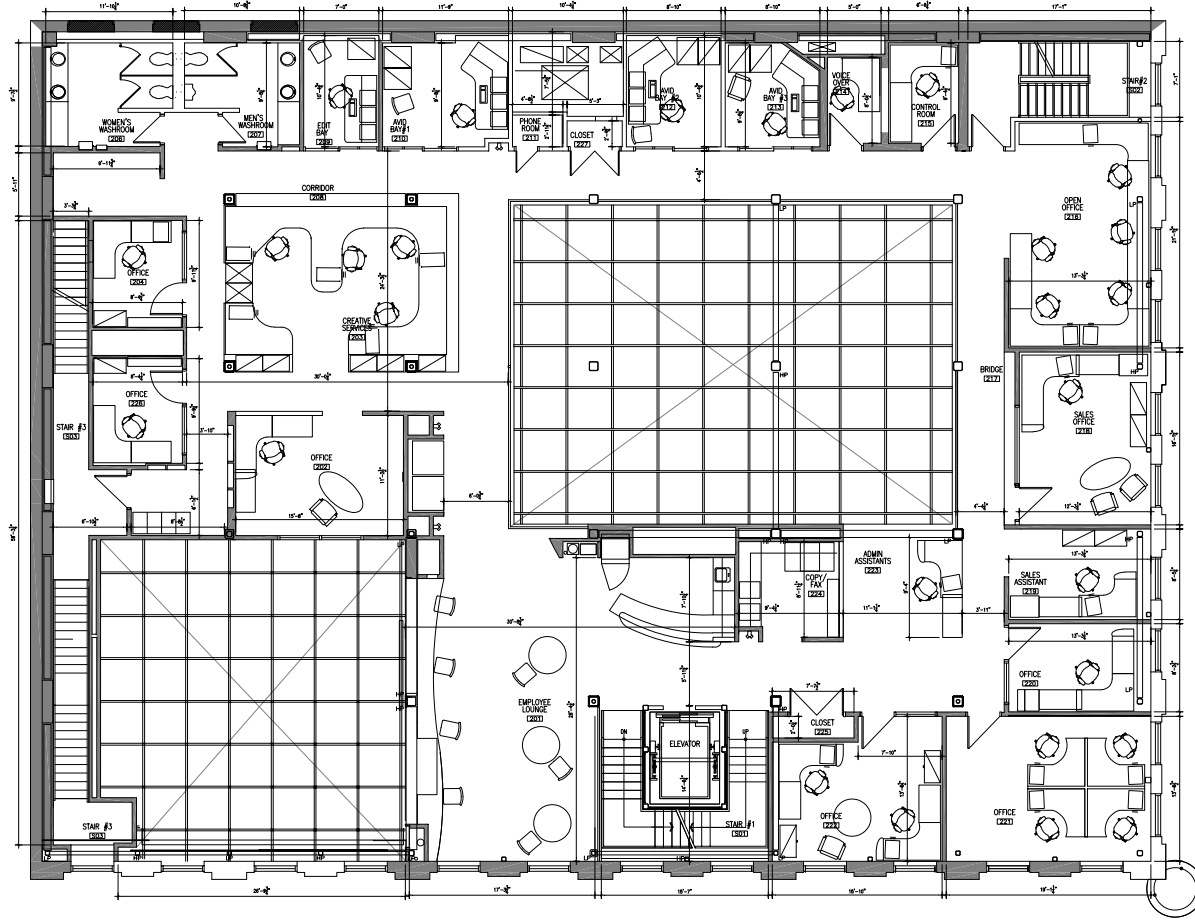
**Information above garnered from City of Victoria Archives*



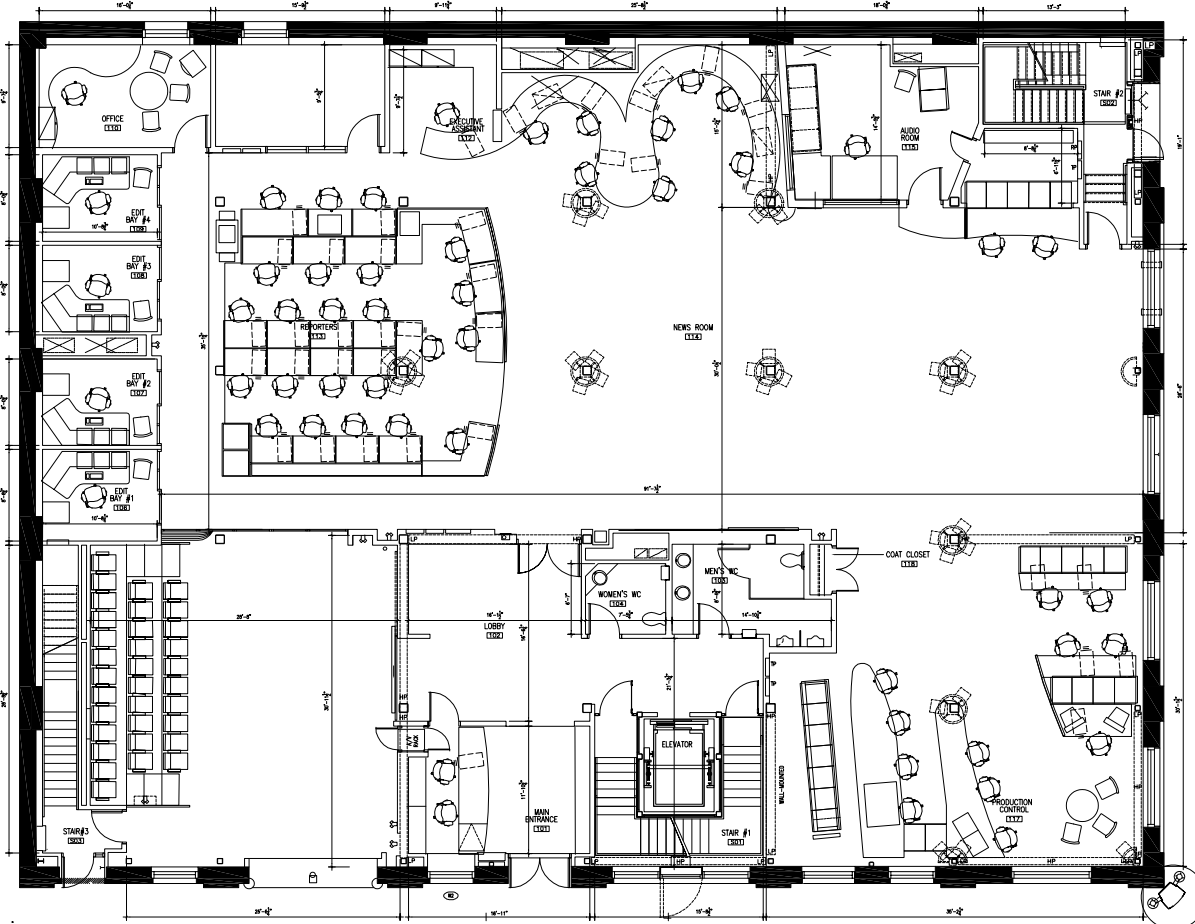
FLOOR 1 / 7,394 SF



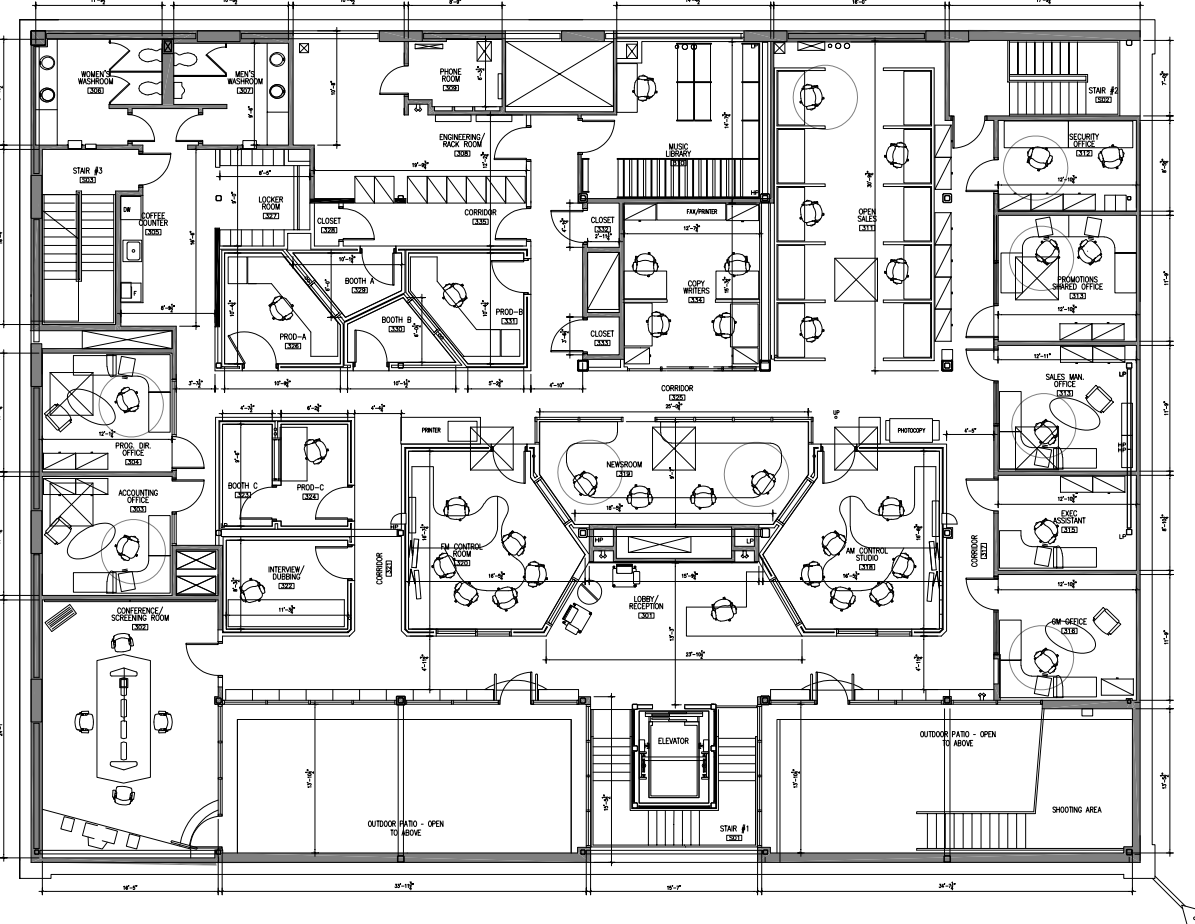
FLOOR 3 / 5,080 SF



FLOOR 2 / 7,347 SF



FLOOR 4 / 6,196 SF





The Location

The subject property is prominently situated at the corner of Broad Street and Pandora Avenue, between Johnson Street and Douglas Street in the heart of downtown Victoria. Broad Street spans three short yet lively blocks from Victoria's City Hall in the North to the Bay Centre in the South, both with their respective parkades offering ample secured parking. Broad Street features a plentiful mix of shops, cafes, and restaurants with recent sidewalk improvements and angled street parking, boasting excellent street appeal and walkability.

Nearby Tenants

- | | |
|--|--|
| Retail: | Restaurants: |
| <ul style="list-style-type: none"> • Lululemon • Patagonia • MEC • Arc'teryx • Fjallraven • John Fluevog Shows | <ul style="list-style-type: none"> • Tacofino • Upstairs Seafood & Oyster Bar • Il Terrazzo • Virtuous Pie • The Drake Eatery • Habit Coffee |
| Office: | |
| <ul style="list-style-type: none"> • Redbrick • Deloitte • BDC • Workday • BCI • University of Victoria | <ul style="list-style-type: none"> • Hey Happy • Whistle Buoy Brewing Company • Starbucks |

Points of Interest

- The Bay Centre - 270m
- Government Street Shopping - 200m
- Market Square - 280m
- Shopping on LoJo (Lower Johnson) - 200m
- Victoria's Chinatown National Historic Site - 240m

Within walking distance to many popular tourist attractions such as Victoria's Inner Harbour, The Royal BC Museum, The Fairmont Empress, and The BC Legislative Assembly to name a few.



Walk Score 99
Walker's Paradise



Transit Score 93
Rider's Paradise

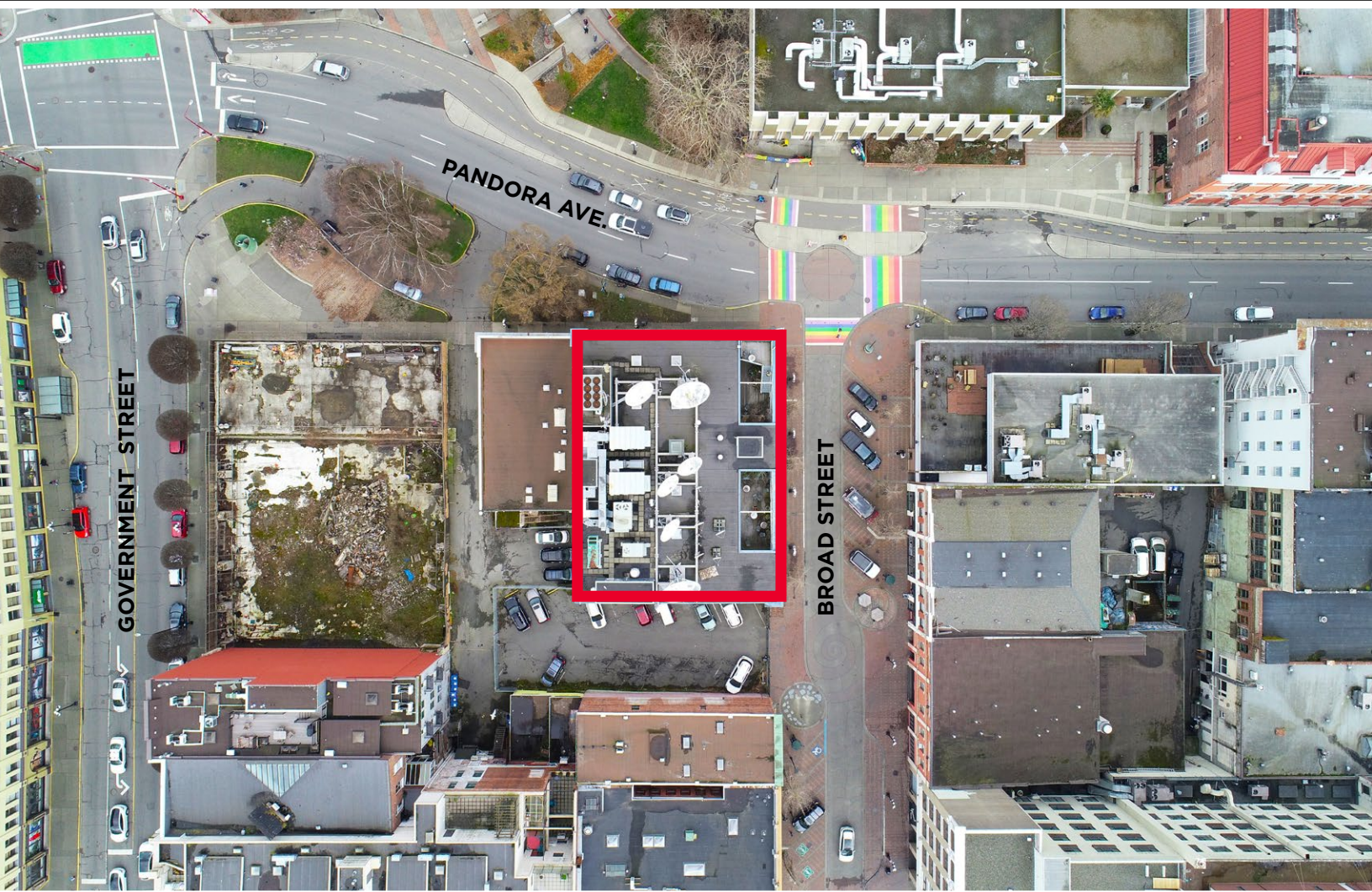


Bike Score 96
Biker's Paradise



1420 Broad Street

VICTORIA, BC



Matthew MacLean

Personal Real Estate Corporation
Executive Vice President
604 640 5855
matthew.macleam@cushwake.com

Cordell Lloyd

Associate Vice President
250 410 3011
Cordell.lloyd@cushwake.com

Suite 700 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1
604 683 3111 / www.cushmanwakefield.ca



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