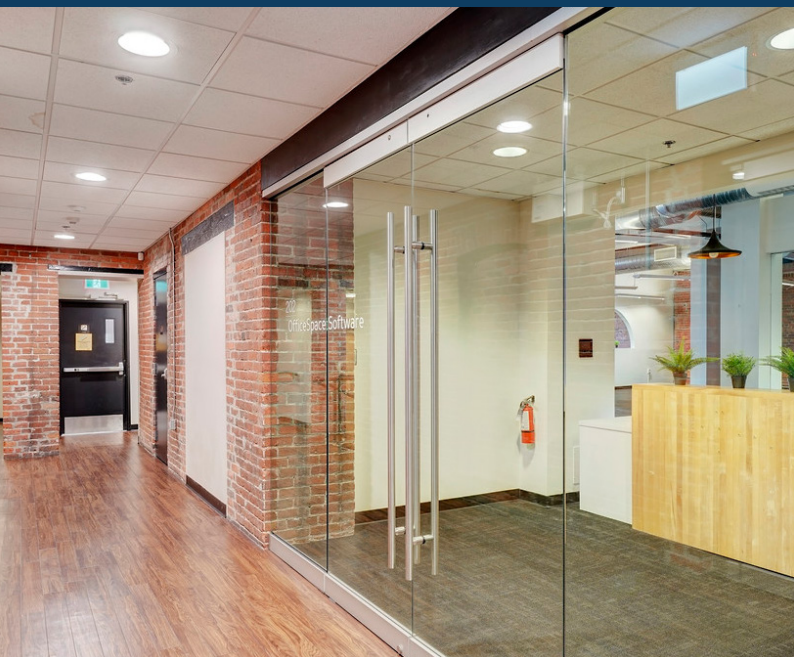
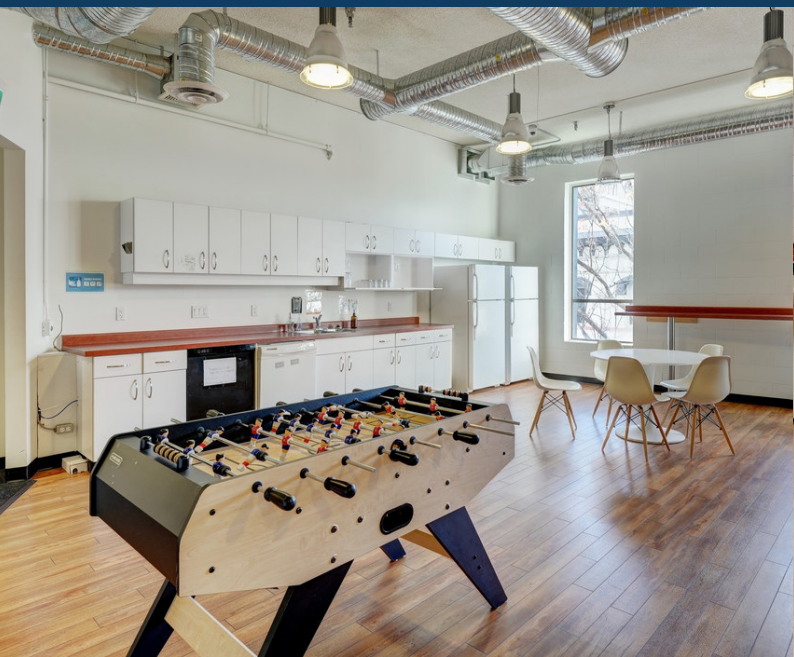


# 1221

## BROAD STREET VICTORIA, BC OFFICE AND RETAIL

FOR LEASE



**COLLEEN AUSTIN**  
Personal Real Estate Corporation  
Associate Vice President  
+1 250 410 3003  
colleen.austin@ca.cushmanwakefield.com

730 View Street, Suite 340  
Victoria, British Columbia  
+1 250 410 3000  
[cushmanwakefield.ca](http://cushmanwakefield.ca)

# 1221 BROAD STREET

VICTORIA, BC



## OFFICE FOR LEASE

### Opportunity

1221 Broad Street is centrally located and is the iconic former A&B Sound location in downtown Victoria. The space is fully improved, spacious, and modern, with historic charm. All downtown amenities are within steps of the building, including great retail tenants.

### Office Premises:

#### Unit 201 - 8,185 SF AVAILABLE IMMEDIATELY

- **\$20.00 net PSF**
- Many windows and natural light
- Spacious eat-in kitchen
- Brick and timber
- High ceilings
- Street level shared bike storage off Yates

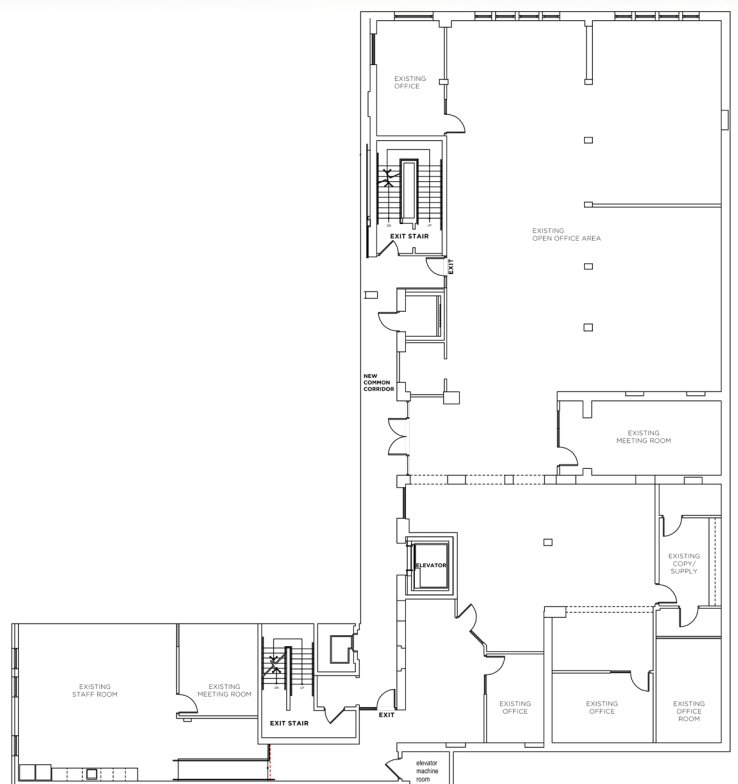
#### Unit 202 - 5,395 SF AVAILABLE NOV 2024

- **\$20.00 net**
- High ceilings
- Move in ready office space
- Ample natural light

#### Unit 304 - 1,686 SF AVAILABLE IMMEDIATELY

- **\$11.00 net**
- Interior space with large skylights
- Move in ready
- High ceilings
- Kitchenette
- Fresh white paint

**Additional Rent \$12.14 PSF**



Unit 202 Floor Plan

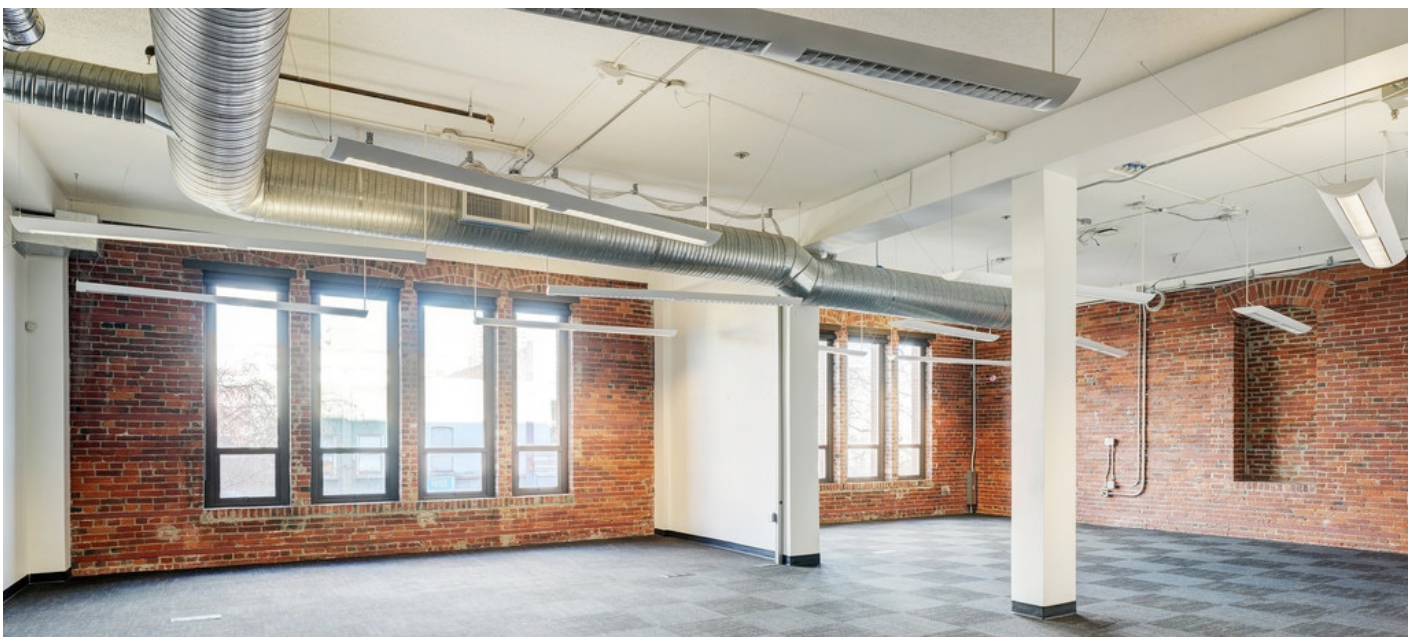
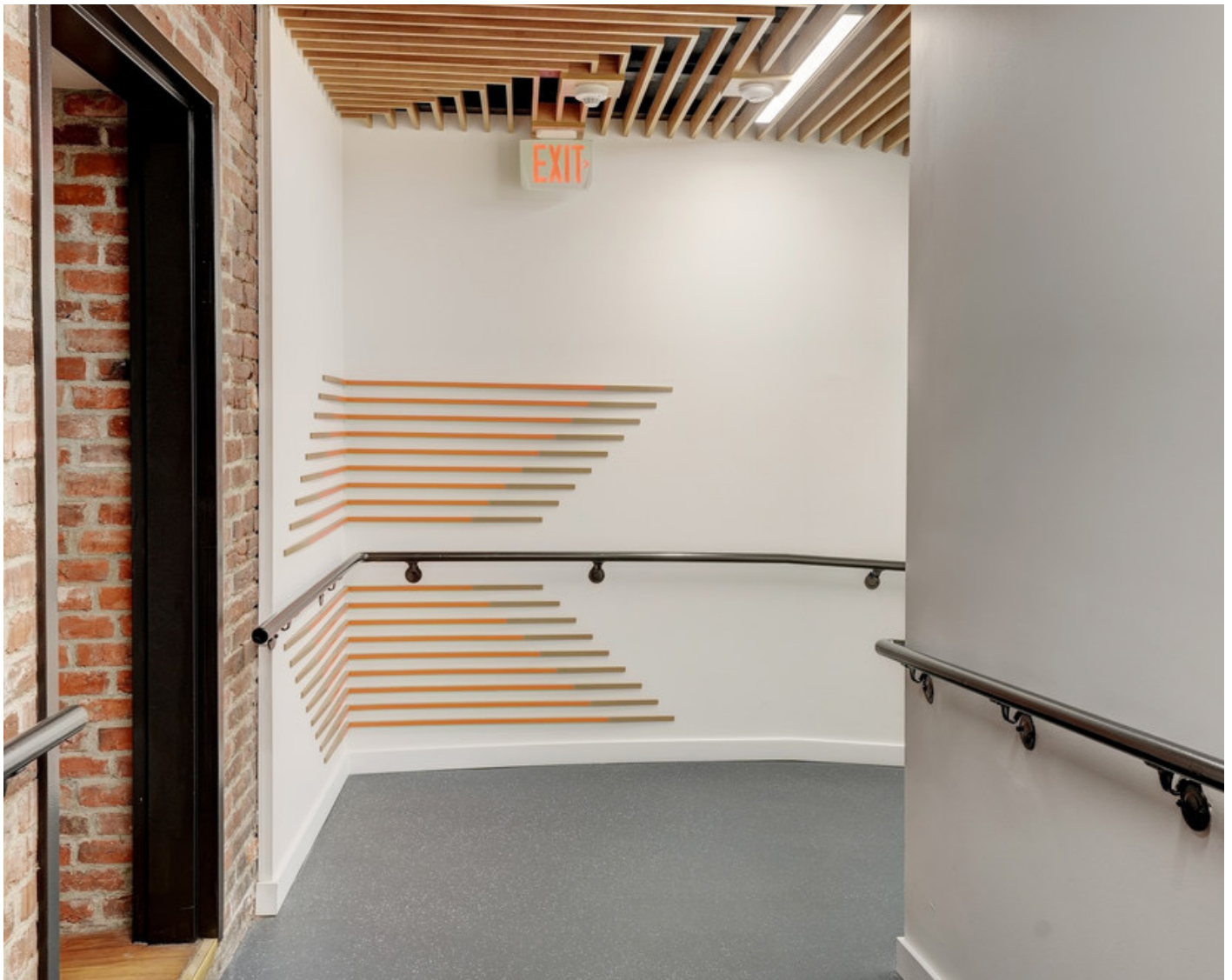
# 1221 BROAD STREET

VICTORIA, BC

 CUSHMAN &  
WAKEFIELD

 Steiner Properties

OFFICE FOR LEASE



# 1235 BROAD STREET

VICTORIA, BC



## RETAIL FOR LEASE

1235 Broad Street  
STREETFRONT RETAIL OPPORTUNITY 1,035 SF



### OPPORTUNITY

- High Traffic Location
- Good Pedestrian Exposure
- Separate HVAC for Unit
- 200 Amp Service
- High Ceilings
- Fresh Paint
- New Storefront Window
- Building Signage
- Flexible Zoning



LEASE RATE  
**\$36.00**



WALK SCORE  
WALKER'S PARADISE  
**100**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**76**



BIKE SCORE  
VERY BIKEABLE  
**85**

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