

FOR LEASE

**Suite 401
3960 Quadra Street
VICTORIA, BC**

- Space Type:** Office
- Total Space Available:** 906 square feet
- T-Bar ceiling
 - HVAC
 - Carpet and lighting
- Building Size:** 66,286 square feet
- Date Available:** As early as July 1 2008
- Lease Rate:** \$18.00.00 net per square foot
- Operating Costs & Taxes (2006)** \$9.45 per square foot plus janitorial
- Zoning:** C-3 Shopping Centre

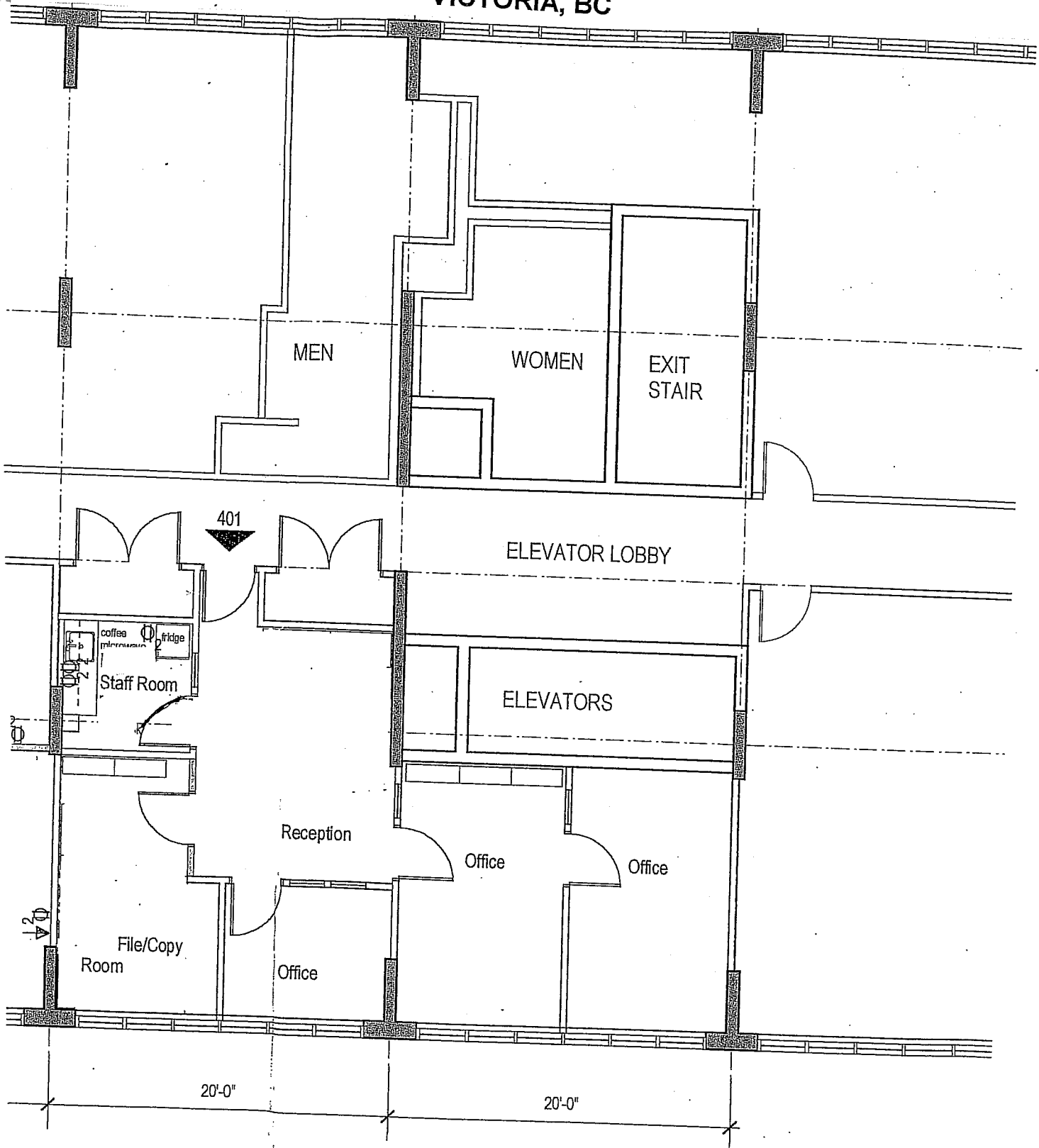
Property Description

- Professional Building with service retail on main floor (see www.jawlproperties.com)
- Across the street from Saanich Centre
- Ample customer and employee parking

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Courtesy to Brokers

Suite 401
3960 Quadra Street
VICTORIA, BC



MEN

WOMEN

EXIT
STAIR

401

ELEVATOR LOBBY

Staff Room

coffee
fridge

ELEVATORS

Reception

Office

Office

File/Copy
Room

Office

20'-0"

20'-0"