

FOR LEASE

**Suite 404
3960 Quadra Street
VICTORIA, BC**

Space Type:	Office
Total Space Available:	641 square feet <ul style="list-style-type: none">• 2 offices (see attached floor plan)• T-Bar ceiling• HVAC• Carpet and lighting
Building Size:	66,286 square feet
Date Available:	Immediately
Lease Rate:	\$18.00.00 net per square foot
Operating Costs & Taxes (2010)	\$10.84 per square foot plus janitorial
Parking:	\$55.00 per stall per month
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

Contact: Wayne Ford, MCR(h), CCIM
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Courtesy to Brokers

20'-0"

20'-0"

20'-0"

20'-0"

typical bay width

Office
10' x 8'

Office
13' x 8'

Suite 404

note: layout is based on approximate
measurements; tenant to verify if required.

Data/Tel

Jan

MEN

WOMEN

EXIT STAIR

Up

Dn

Corridor

Electrical

Electrical

ELEVATOR
LOBBY

ELEVATORS

4th Floor

3960 QUADRA STREET, Victoria BC