



Colliers

For Lease

4085 Quadra Street
Victoria, BC

Centrally located
flex-office unit

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Opportunity

Rare opportunity to lease office space in a remarkable location on Quadra Street. This 800 SF flex-office space has direct access and exposure along Quadra Street, as well as great signage potential, ample parking, and a private outdoor area for storage.

Location

4085 Quadra Street is surrounded by numerous amenities such as Thrifty Foods, Liquor Plus, Starbucks and many more. This centrally located property is easily accessible by transit and provides quick access to the Pat Bay Highway.

- Located on a prominent corner in the heart of North Quadra, this property benefits from easy access to the Pat Bay Highway heading north and south, and McKenzie Avenue heading east and west.
- Exceptional signage and street exposure along Quadra Street.
- Surrounding amenities include gas stations, grocery stores, restaurants, bakeries, liquor store, retailers, and many other attractive amenities.

Salient Facts

Unit B

Area	800 SF
Asking Net Rent	\$36.00/ square foot
Additional Rent	\$1,006.21/month (estimated)
Zoning	C-1NC: Neighbourhood Commercial Zone
Availability	Immediately

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Features



Private
bathroom



Ample
parking



Signage
opportunity