



UrbanSmiles
VICTORIA
Above the Rest

COOPER PACIFIC
MANUFACTURING CORPORATION

2nd Floor 825 Broughton Street, Victoria, BC

For Lease

Character Office Space

Gail Reaney
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2nd Floor 825 Broughton Street, Victoria, BC

Location

825 Broughton Street, known as the Mellor Building, enjoys a quiet location on Broughton Street between the YM/YWCA and the Royal Theatre. The Law Courts are less than a block away. All of the amenities that the downtown core has to offer are all just steps away including Shopping, Restaurants, Banks, and the Inner Harbour.



Bike Score

99



Walk Score

99



Transit Score

92



Property Overview

Rentable Area	854 SF
Basic Rent	\$23.00/SF
Operating Costs & Taxes	\$15.70/SF (hydro included)
Parking	One (1) parking stalls at \$200.00 per stall per month plus GST.

Floorplan



Improvements

The second floor office has elevator access. The balance of the floor has been leased leaving this small office area. The interior has high ceilings, large windows, exposed brick feature wall and a large skylight. The space is fully air conditioned, there are common washrooms and onsite parking.

Features



Elevator Access



Exposed Brick interior



Skylights



On site parking



High end improvements



Fully Air Conditioned



HVAC



Secure space



Large windows





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