



ISLAND STATE
OF MIND
REAL ESTATE GROUP

FOR SUBLEASE



204 – 4400 Chatterton Way

The Aspen · Turnkey Broadmead office sublease · 844 SF

AVAILABLE FALL 2026 · TERM TO DEC 31, 2027

Brandon Reader

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A turnkey office in the heart of Broadmead.

Rare opportunity to sublease a bright, private 844 SF second-floor suite in one of Saanich's most established professional buildings. Three private offices, a dedicated kitchen area, a print / library room and a large private deck — move in and start working day one.

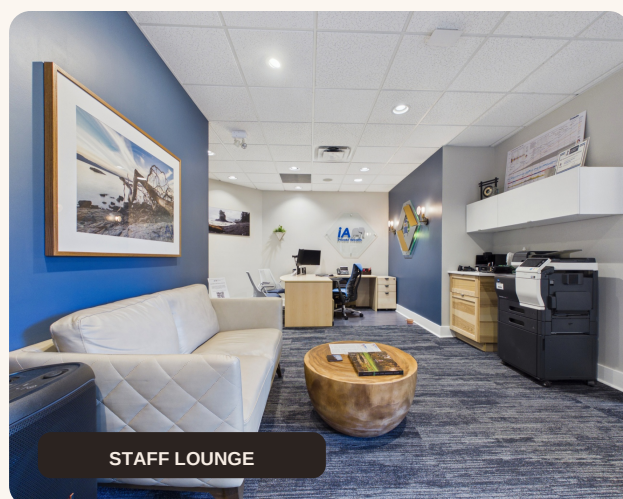


SUITE DETAILS

SIZE	844 SF
BASE RENT	\$26.50 / SF
ADDITIONAL RENT	\$20.92 / SF (2026 est.)
AVAILABLE	Fall 2026
SUBLEASE TERM	To Dec 31, 2027 · 3-yr option
PARKING	Free surface parking
WASHROOMS	Shared, keyed access
KITCHEN	Kitchen area with counter space
DECK	Private, approx. 21' x 21'
CONDITION	Turnkey — fully built out & move-in ready

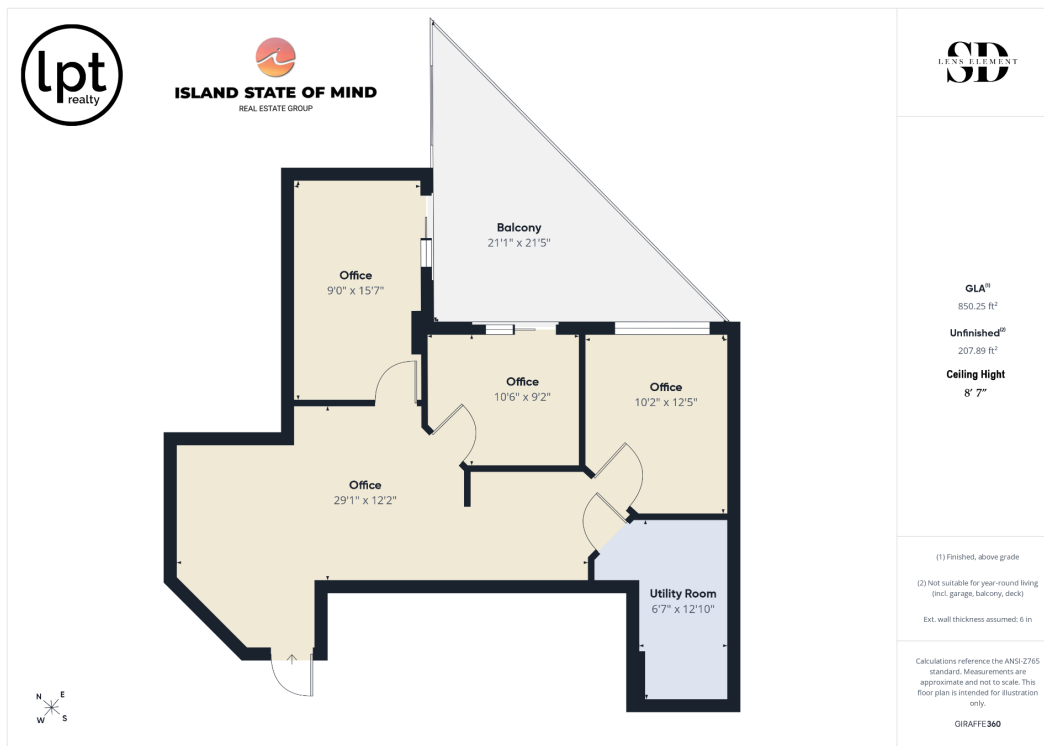
Bright, professional, ready to work.

Three private offices, staff lounge, full kitchen, and a wrap-around private deck.



Floor Plan

844 SF · Multiple private offices · Balcony 21'1" x 21'5" · Utility room · Ceiling height 8'7"



IN THE NEIGHBOURHOOD

Broadmead Village
2 min

Pat Bay Highway
1 min

Royal Oak Shopping
3 min

Downtown Victoria
12 min

Commonwealth Place
4 min

YYJ Airport
20 min

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective sub-tenants should verify all details independently.

CONTACT LISTING AGENT

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