

FOR LEASE

SUBURBAN OFFICE SPACE



201 - 3939 Quadra Street

Just south of McKenzie Avenue

NAI Commercial
(Victoria) Inc.

Commercial Real Estate Services, Worldwide.

KEVIN PIRIE
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LOCATION

Great suburban location just two blocks from the Saanich Plaza at **Quadra and McKenzie** offering restaurant and other retail amenities. Also very close to Galloping Goose Trail and an equal distance between the General and Royal Jubilee hospitals for medical professionals.

This second floor unit is ideal for general office and professional use. Other tenants in the building include doctors, dentists, accountants and several health service providers.

FEATURES

Well maintained office building with **modern amenities** including elevator access, HVAC and balconies, plus shower facilities. Great **on-site parking** and convenient **public transit**. Landlord recently installed an EV charging station. Basement has storage lockers.

PREMISES

2,115 sq. ft. Rentable area.

Space has direct access to outdoor deck area.

ZONING

C2 Commercial Zoning allows for a broad range of **medical, general office** and other **commercial uses**.

PRICE

Net lease rate of **\$22.00** psf pa.

Budgeted CAM for 2024 is \$14.13 psf pa including utilities.

Rent includes 3-4 reserved on-site parking stalls. Additional monthly parking just \$30 / month per stall.

INCENTIVES

Generous financial incentives for **Medical** users and qualified tenants generally; including free rent, fixturing and more.



Easy to show - for more information contact:

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