



**PEMBERTON
HOLMES LTD**
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA

OFFICE FOR SUBLEASE OR DIRECT LEASE

2 - 811 ROYAL OAK

SUMMARY

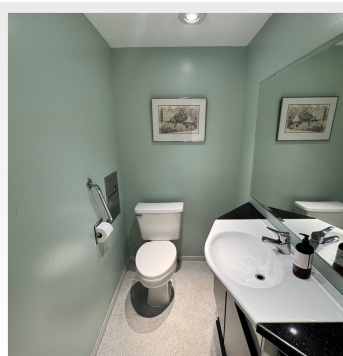
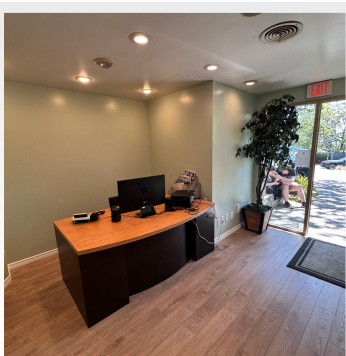
Versatile ground floor unit for lease in Broadmead, on the corner of Royal Oak Drive & Chatterton Way and across the street from the Broadmead Village Shopping Centre. Situated just minutes off of the Patricia Bay Highway, the location offers good business exposure in a highly-accessible and well trafficked area of Saanich.

Subject unit was fully renovated in 2022 and supports a variety of uses. Currently used as general office space, medical uses may also be supported as it has previously tenanted a successful dental practice.

889
Square
Feet

JUL 1
Available by

C-4
Saanich Zoning
Bylaw



New
Flooring



New Lighting
Throughout



Ample Natural
Light



Parking Lot



Central
Location



AVAILABLE UNIT

Unit 2 (Lower) - 811 Royal Oak Dr. 889 sq.ft.

Available as early as July 1, 2026.

LEASE TERMS

Net Rent	Additional Rent
Starting at: \$30.00	\$31.07

Amounts above are per square foot per annum.
Additional Rent is as estimated for 2026.

The subject unit is available for a sublease to **May 31, 2030**. Possibility to enter into a direct lease with the Landlord, pending termination of existing tenancy.

ZONING

C-4 Zone - Office and Apartment Zone
District of Saanich

C-4 ZONING | SAANICH



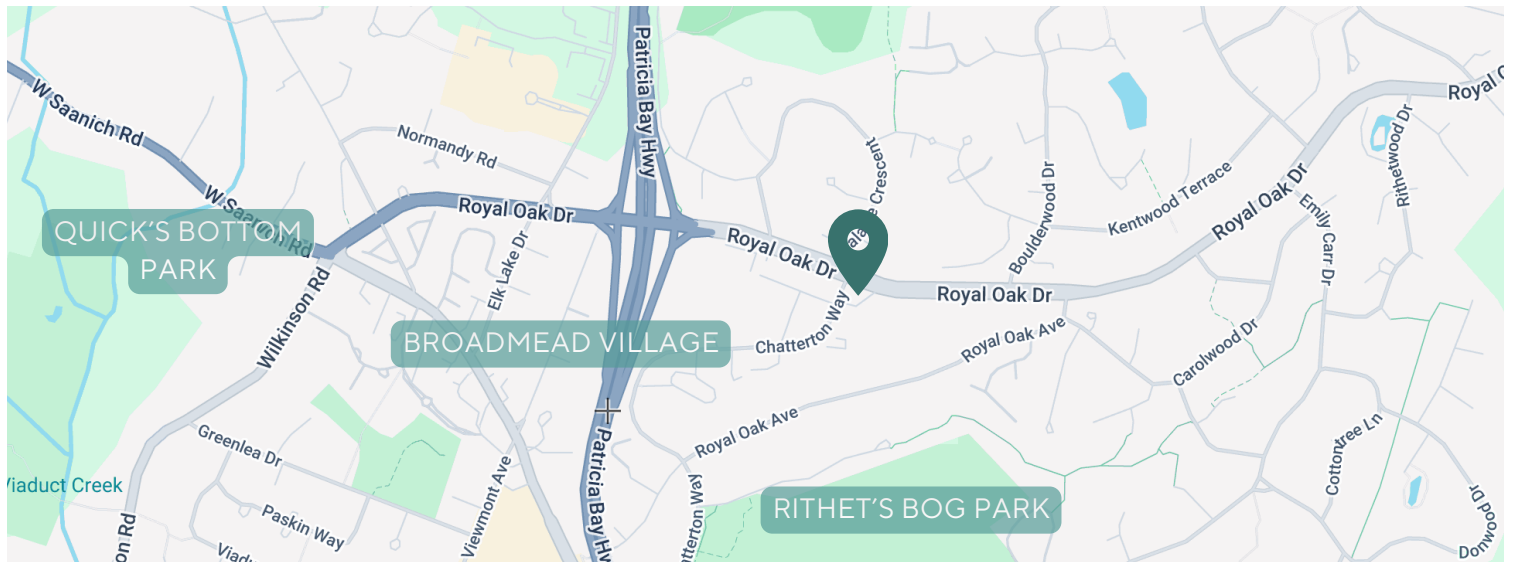
NEARBY

Other tenancies in the building include:

- TD Bank
- Infinity Law Corporation

Nearby businesses include:

- Thrifty Foods
- Royal Bank of Canada
- Romeo's Pizza
- Canadian Tire
- Starbucks
- Sleep Country



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