



## Studio 7a

**Type:** Shared with one other artist

**Features:** Bright, open space (semi-opaque screen dividers), large window (that opens), the window is at the south end of studio. Wonderful view of Victoria.

**Base Rental:** \$330.24 per month

**Other Fees:**

- Studio Facility fees: \$160 per annum-paid quarterly on April 1, July 1, October 1, January 1, or in a lump sum if the artist chooses to pay it in full.
- Annual Xchanges Membership \$40.
- Key Deposit: \$10
- Security/Damage Deposit: 50% of one month rent \$\_\_\_\_\_.
- Monthly Rent, due by the 1<sup>st</sup> of every month – by post-dated cheques or eTransfer:
- NSF Charges: \$50

**Items of Note:**

- Xchanges is an artist run centre, as a Studio Member you will be expected to Volunteer 4 hrs a month from a list of jobs, tasks, duties, which contributes to Xchanges Gallery and Studios success.
- We ask artists to respect smoke free and vapour/scent free studios. Social Distancing is practiced and updated with Covid-19 protocols on going.
- There are two flights of stairs, and is only accessible with the stairs, we apologize.











PREPARED FOR:  
 1172250 BC Ltd.  
 201 - 814 Goldstream Avenue  
 Victoria, BC V9B 2X7  
 Tel (250) 588-9425

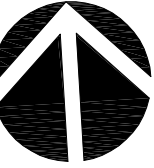
<http://www.trufflesgroup.com>

\*Measured Area: 3,657 s.f.  
 Exterior Area: 803 s.f.

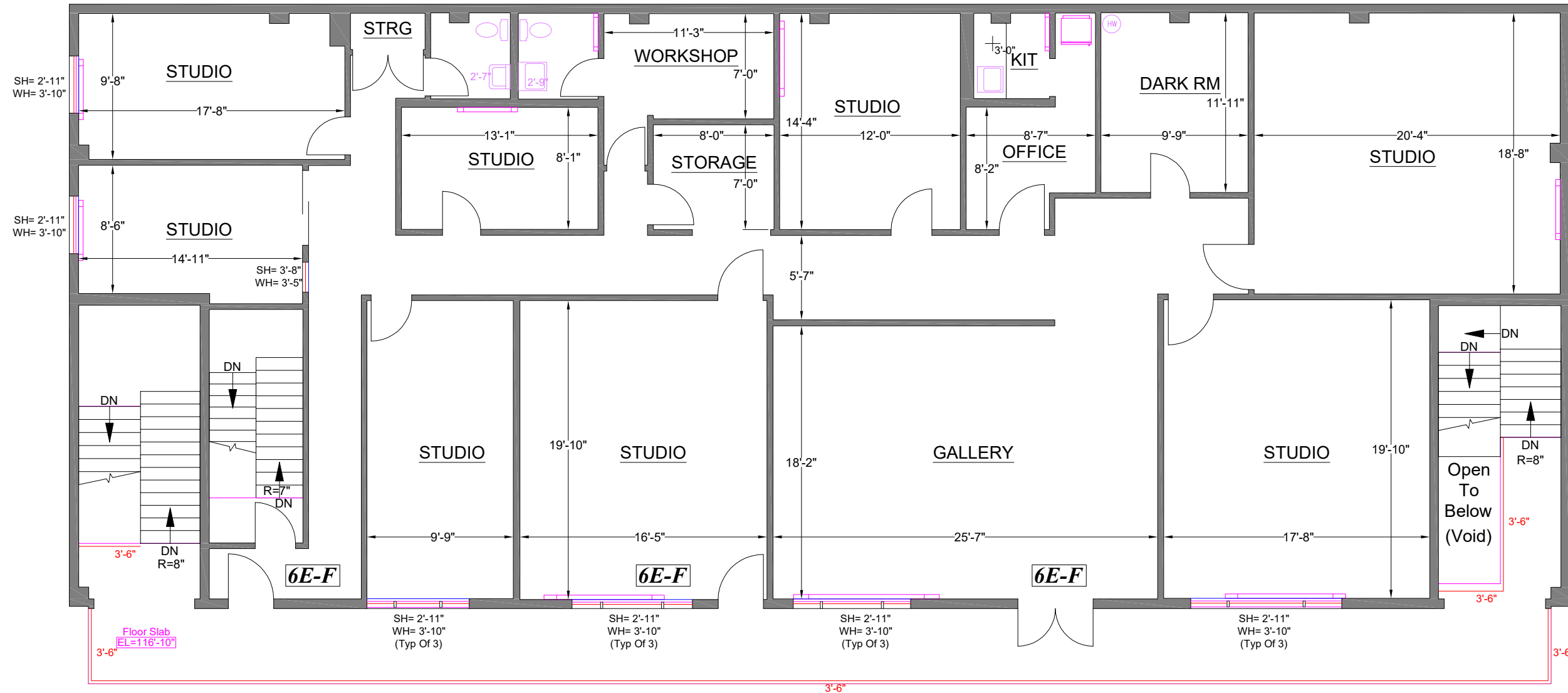
1172250 BC LTD.  
 2333 GOVERNMENT STREET  
 VICTORIA, BC

BUILDING 2

SECOND FLOOR  
 (As Measured: November 2018)



**FLOOR PLAN**



SCALE: 1/8" = 1' - 0"



TEL: (888) 393-6655  
 FILE: 18-559-02

**ELEVATION LEGEND**  
 Spot Height (Above Finished Floor): + X'-X"  
 Sill Height (Above Finished Floor): AFF= X'-X"  
 Window Height: WH= X'-X"

Survey Accuracy: +/- 0.07 %

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

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