

FOR SALE OR LEASE

Modern Luxury Office

1090 JOHNSON STREET | VICTORIA, BC



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CBRE

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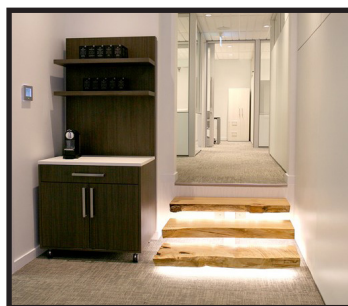
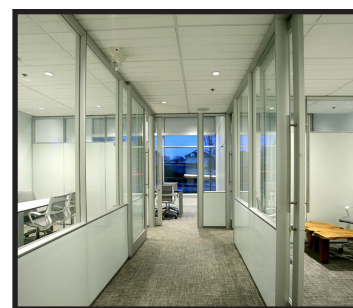
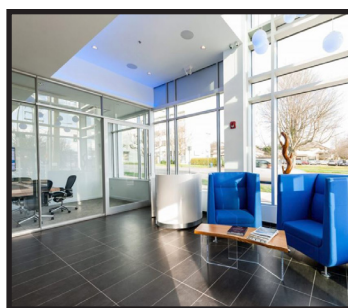
OPPORTUNITY

CBRE Limited is pleased to present a rare opportunity to purchase or lease luxurious office space in Downtown Victoria. The awe-inspiring premise comes fully built-out as an executive office, featuring tasteful interior design by Todd Martin of Knotinabox with elegant furnishings throughout. This best-in-class space includes numerous exquisite natural wood pieces designed by Kirk van Ludwig of Autonomous Furniture, most notably the live edge boardroom table, sure to impress your most discerning of clients.

Legal Address:	Strata Lot 2 Plan EPS1502 District 57 of Lots 862 & 863
PID:	029-105-111
Year Built:	2013
Taxes (2017):	\$14,415.35
Lease Area:	2,250 sq. ft.
Available:	July 31st, 2018
Parking	2 spots available
Lease Rate:	\$10,000 net monthly
Strata Fee:	\$896
Selling Price:	\$2,500,000

FEATURES

- ◆ 9 private offices
- ◆ Executive boardroom with live edge table
- ◆ Two deluxe washrooms
- ◆ Kitchenette
- ◆ Floor to ceiling windows
- ◆ Impressive ceiling heights
- ◆ High-end office-wide audio system
- ◆ Fibre optic internet
- ◆ Modular DIRT wall system



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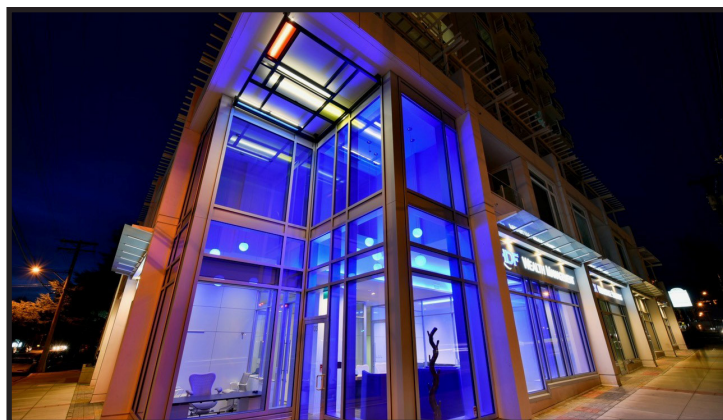
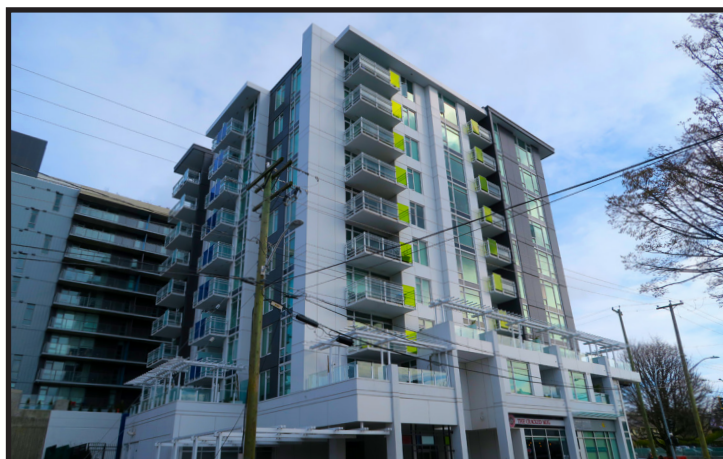
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THE MONDRIAN

The subject property is ideally situated in Downtown Victoria's thriving Harris Green district. The premise is located on the corner of Johnson Street and Cook Street within The Mondrian, a development completed in 2013 by Alpha Project Developments and designed by de Hoog & Kierulf Architects as a defining feature of Victoria's skyline. The building takes its name from the Dutch painter Piet Mondrian, whose modernist paintings inspired its design.

HIGHLIGHTS

- ◆ Fully-equipped with high-end furnishings
- ◆ Expertly designed existing build-out
- ◆ Extensive natural lighting throughout
- ◆ Numerous natural wood accents
- ◆ Parking available
- ◆ Highly visibly corner unit
- ◆ Easy access to surrounding amenities



Transit Score

73



Bike Score

100



Walk Score

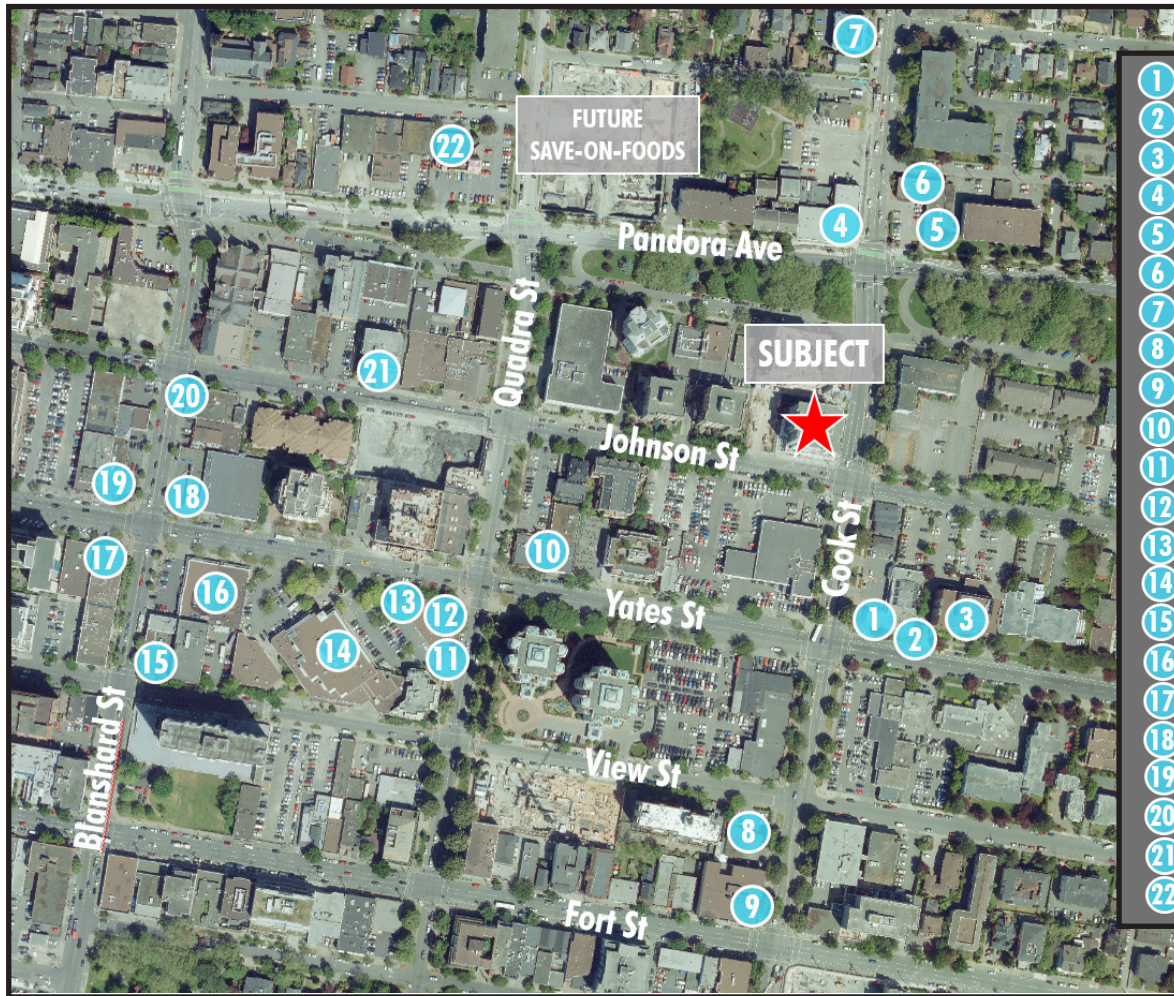
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LOCATION



- 1 - Ithika Greek
- 2 - Panago Pizza
- 3 - Rexall Pharmacy
- 4 - Wellburn's Market
- 5 - Mac's
- 6 - Sun Wah Chinse
- 7 - Crumbs & Coasters
- 8 - Pluto's
- 9 - Subway
- 10 - Moxie's
- 11 - Pizza Hut
- 12 - Bin 4 Burger Lounge
- 13 - Dolce Vita Coffee Art
- 14 - London Drugs
- 15 - La Tortilla Mexicana
- 16 - The Market On Yates
- 17 - Starbucks
- 18 - 7-Eleven
- 19 - Floyd's Diner
- 20 - Ming's
- 21 - Loft & Ladder Coffee House
- 22 - McDonald's

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