

FOR LEASE

Office & Retail

18 SECURE PARKING STALLS



722 JOHNSON ST | VICTORIA, BC

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Opportunity

CBRE is pleased to present high-quality office and retail space situated along Victoria's Vibrant Johnson Street. The offering consists of two full floors, totaling 13,116 sq. ft., providing tenants with a range of options. The ground floor, approximately 6,403 sq. ft., can be divided into smaller units to suit tenant requirements. The second floor offers 6,713 sq. ft. with demising options available. Both floors have been meticulously improved to a high-quality finish.



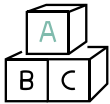
UPDATED ELEVATOR, SMART LIGHTING SYSTEMS & NEW HVAC



DEMISABLE FLOORPLATE OPTIONS



ON-SITE END OF TRIP FACILITIES



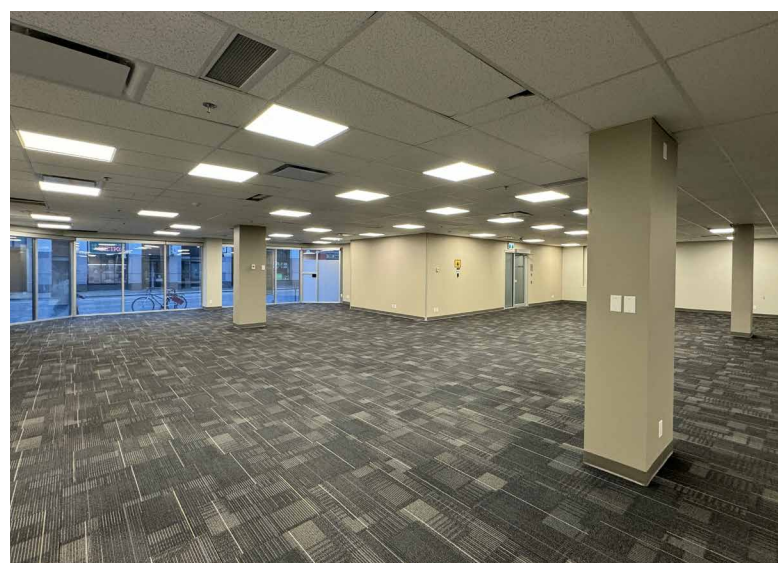
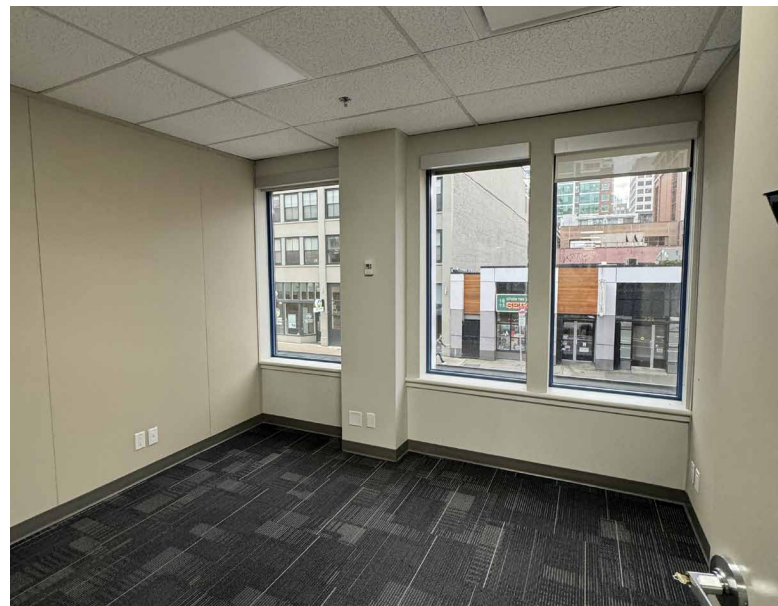
DAYCARE WITHIN BUILDING



18 SECURE UNDERGROUND PARKING STALLS & LOCATED ADJACENT TO JOHNSON ST PARKADE

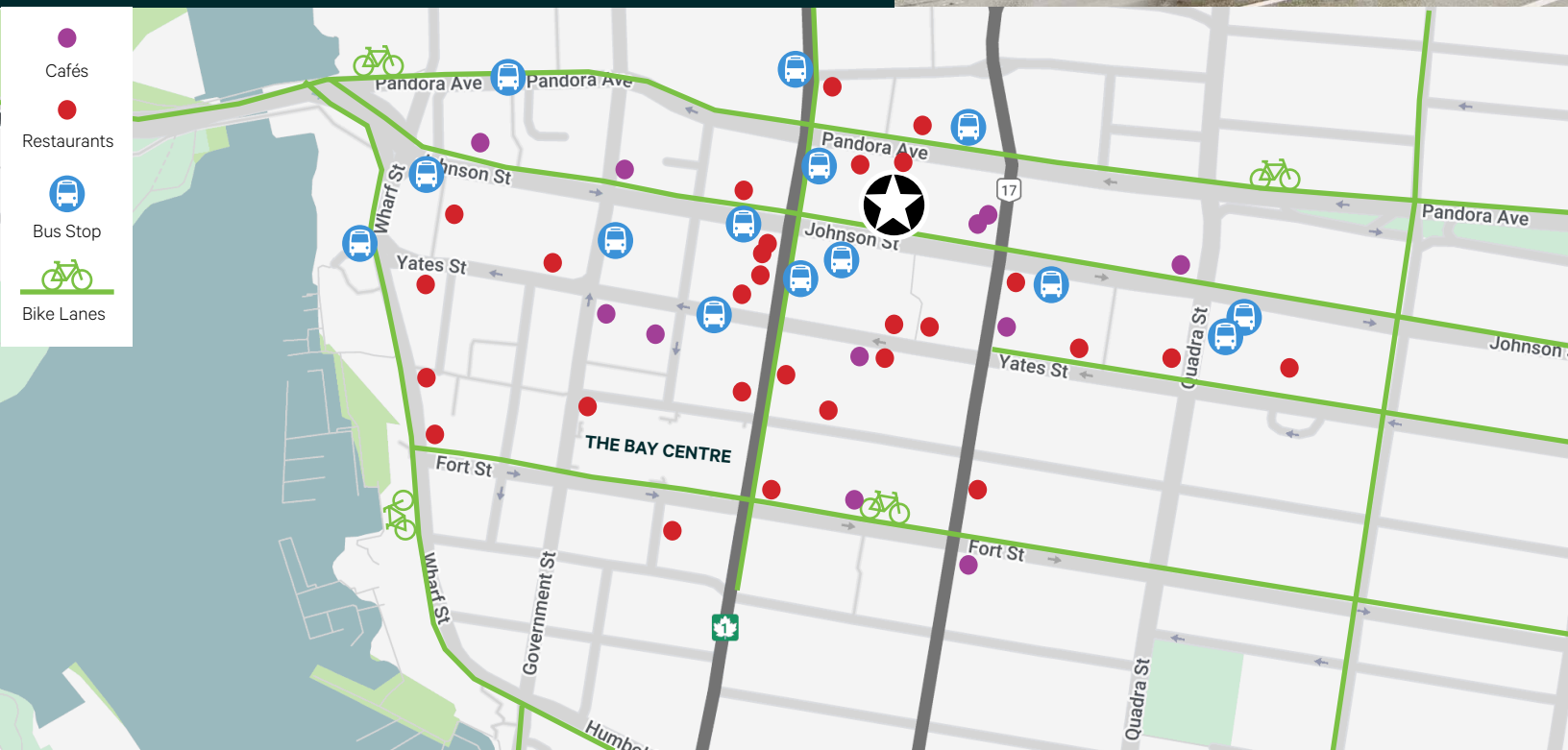
Details

1st Floor Retail/Office	1,500-6,403 SF
2nd Floor	6,713 SF (potential to demise)
Total Size	13,116 SF
Lease Rate	\$21.00 PSF
Additional Rent	\$9.60 PSF
Available	Immediately
Zoning	CBD-1: Central Business District-1



Location

This Downtown Victoria property is located blocks from City Hall, on Johnson Street, surrounded by numerous lifestyle amenities such as The Hudson Public Market, Atrium Building, Bay Center and a host of shops & restaurants. Easily accessed by all modes of transportation, the space enjoys close proximity to the CBD, harbour area and all of the offerings of Downtown Victoria. Rated a walker, biker and rider's paradise, the location is ideal for a wide range of businesses.



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