

For Lease



722 JOHNSON ST | VICTORIA, BC

## Downtown Office Space With High Profile Street Frontage & Parking

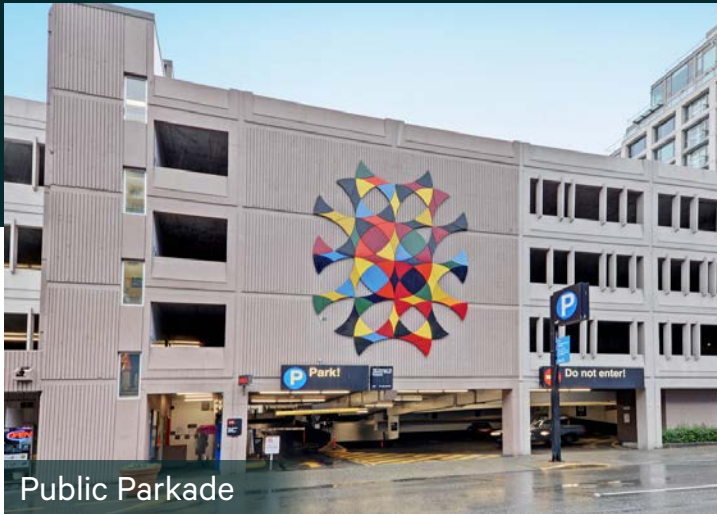
- Up to 13,116 SF of office space available on the 1st & 2nd floor
- Mix of open work space, private offices and meeting rooms
- Renovated washrooms, showers and kitchen area
- Recently replaced HVAC, fire, data and wiring systems & new exterior facade
- Secured underground parking available & public parkade next door for extra parking
- Ideally located mid-block on Johnson St between Douglas and Blanshard St

# The Opportunity

CBRE Victoria is pleased to present updated office space for lease on Johnson St in Downtown Victoria, BC. Recent updates include a new elevator, HVAC, fire, data and wiring systems, as well as upgraded washroom and kitchen areas. With up to 13,116 SF available over the ground floor and 2nd floor, the space can accommodate a wide range of business operations. The location benefits from excellent transit scores and a wide range of amenities within walking distance. Secure underground parking is available, and a public parkade next door can provide extra parking.

## 722 JOHNSON ST.

First Floor Area:	6,403 SF
Second Floor Area:	6,713 SF
Net Rent:	\$23.00 PSF
Additional Rent:	\$9.06 PSF (2022)
Available:	Nov. 1, 2022
Parking:	19 Secured Stalls + Bike Storage + Public Parkade



## Features:

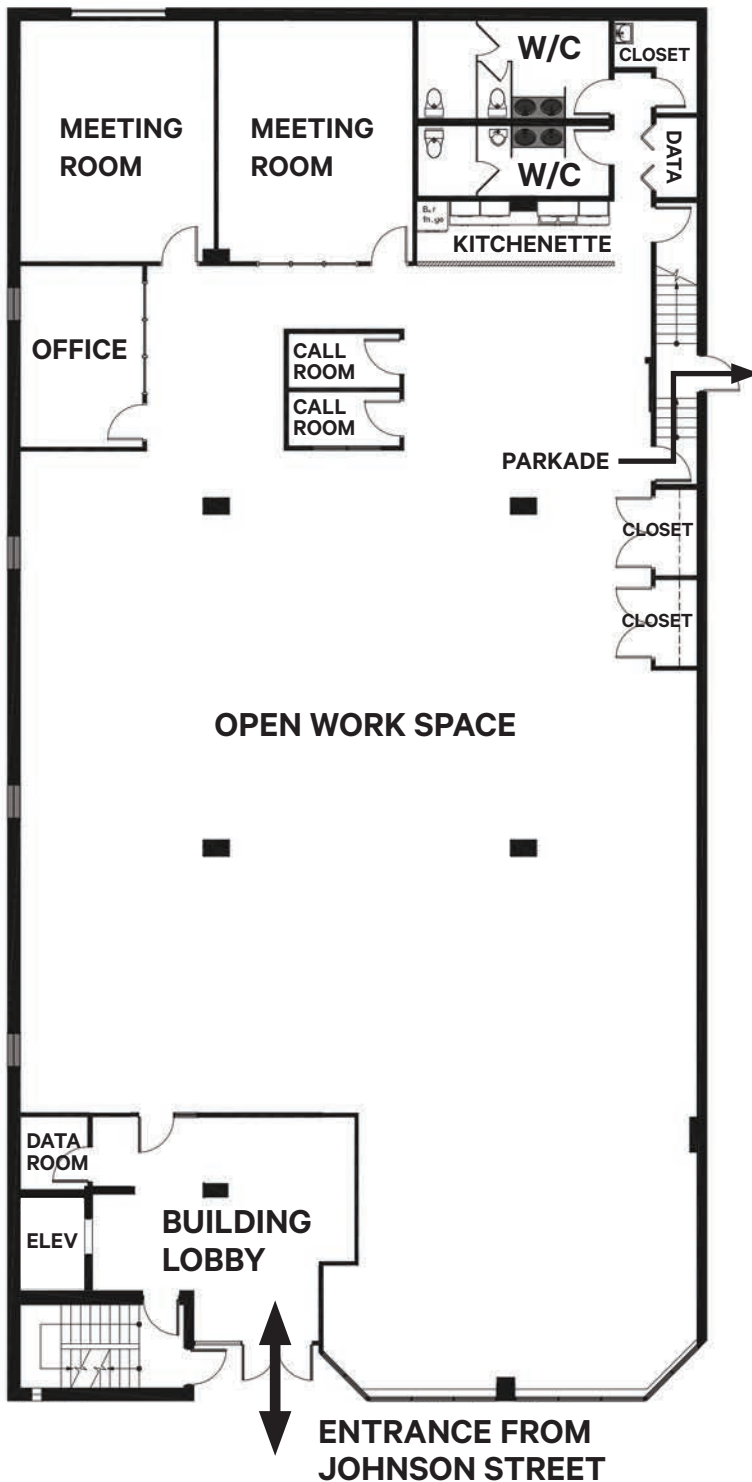
- HVAC System
- Secured Parking & Bike Storage
- Additional Parking Available in Parkade
- Upgraded Washrooms & In-Unit Showers
- Staff Room with Kitchenette
- Private Offices & Call Rooms
- Wheelchair Accessible with Elevator Access
- Ample Storage Space
- Signage Opportunity



# The Floor Plans

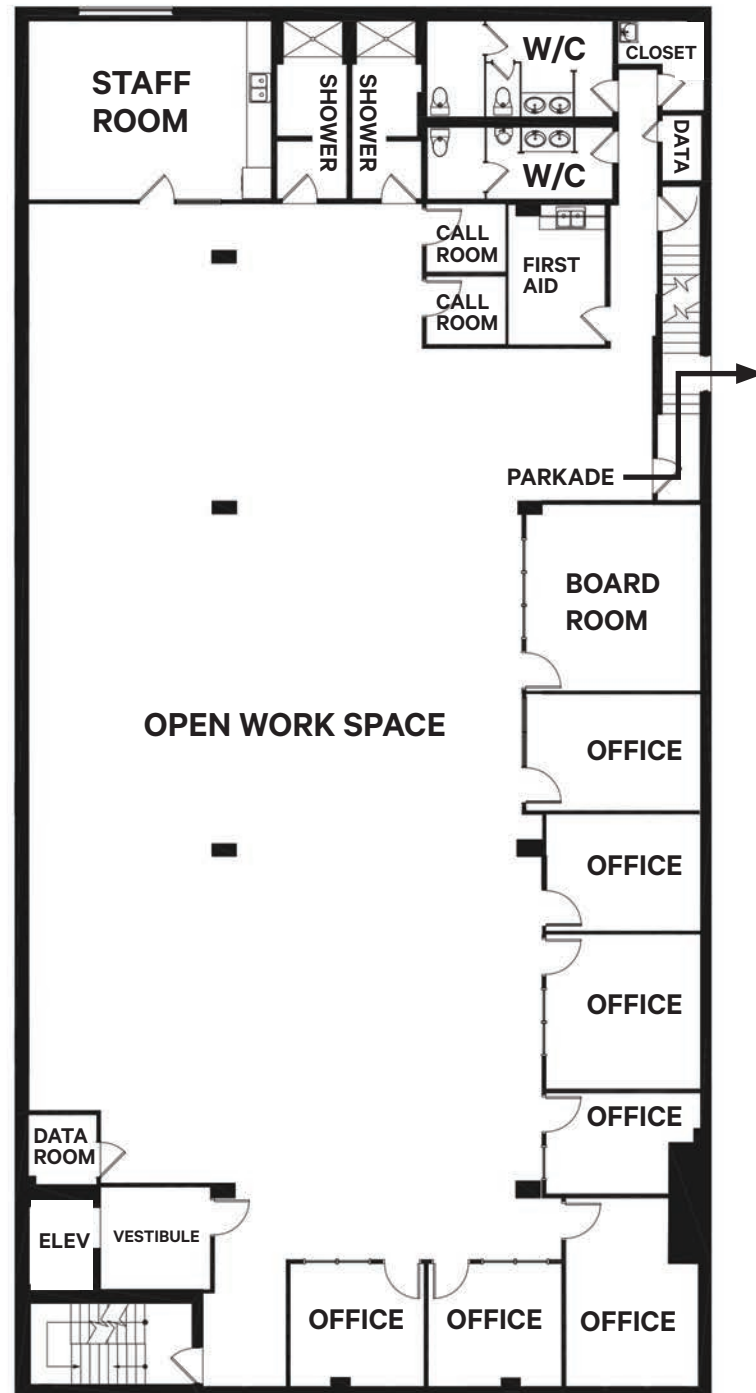
## GROUND FLOOR

Size: 6,403 SF



## SECOND FLOOR

Size: 6,713 SF



# The 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.



## Contact Us

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