

For Lease

CBRE

705-707 Johnson St

Large Open Floor Retail Spaces in Downtown Victoria



The Opportunity

CBRE Victoria is pleased to present two ground floor retail units located along the south side of Johnson Street in a bustling and vibrant part of Downtown Victoria. The 4,370 sf & 2,434 sf spaces feature 16' ceiling heights, excellent street frontage, prominent signage opportunities, and an abundance of parking nearby. Located one block from City Hall, the neighbourhood boasts excellent transit scores and is home to a number of established businesses including Macchiato Caffe, Oxygen Yoga, BPM Indoor Cycling, Blush Bridal Boutique and Willowbrae academy.



707 Johnson St

Size:	4,370 SF
Lease Rate:	\$17.00 PSF
Adtl. Rent:	\$10.98 PSF
Availability:	Immediate
Zoning:	CBD-1 (Central Business District - 1)
Parking:	Street Parking + Johnson St Parkade Across the Street (232 stalls)
Notes:	<ul style="list-style-type: none">• Open plan fitness space• Can be combined with 705 Johnson for 6,804 SF total floor area



705 Johnson St

Size:	2,434 SF
Lease Rate:	\$20.00 PSF
Adtl. Rent:	\$10.98 PSF
Availability:	April 1, 2023
Zoning:	CBD-1 (Central Business District - 1)
Parking:	Street Parking + Johnson St Parkade Across the Street (232 stalls)
Notes:	<ul style="list-style-type: none">• Improved with a small commercial kitchen• Can be combined with 711 Johnson for 6,804 SF total floor area

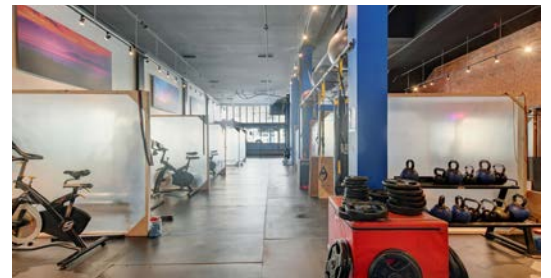
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Highlights

- 16' ceiling heights with coffered ceiling design
- Historic glass front entry
- Open plan design
- Two washrooms and two showers (711 Johnson)
- Excellent transit
- Abundance of parking available nearby
- Prominent signage opportunities



Street Level View From Lower Johnson St

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