

For Lease

CBRE



**Unit 101**  
1088 JOHNSON STREET

**For Lease**

Brand New Retail Space



# Opportunity

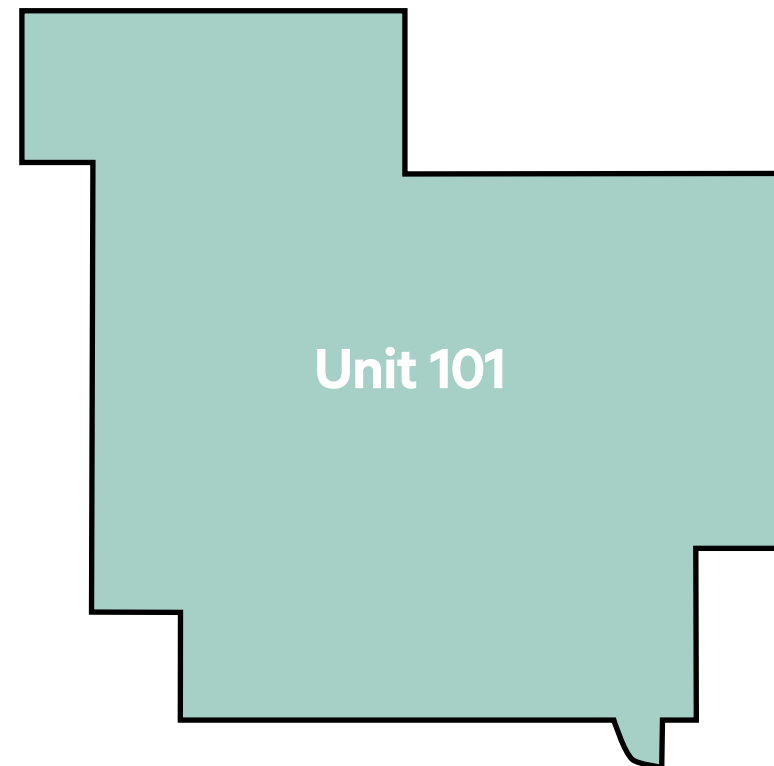
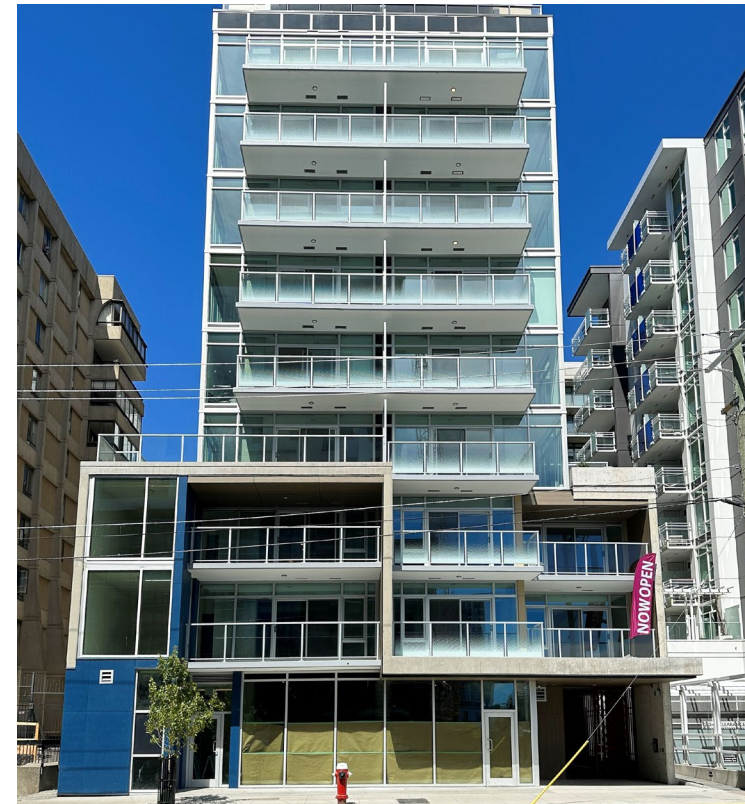
CBRE Limited is pleased to present a brand new retail space at 1088 Johnson Street, Unit 101. Located on the ground floor of the newly built rental building, Urban Edge Heights B. Unit 101 features 837 sq. ft. in shell condition with an open-concept floor plan and floor-to-ceiling windows that provide a constant stream of natural light. Situated above the retail space are nine floors of residential units. Additionally, several residential buildings are in the area, along with ample foot and vehicle traffic, enhance the location's appeal. With flexible R-48 Harris Green District Zoning, this unit can accommodate a wide array of business uses.

171

Residential Units

+6K

Traffic Count



JOHNSON STREET

## Lease Rate

Contact Listing Agent

## Additional Rent

\$16.00 PSF

## Size

837 SF

## Availability

October 1, 2024

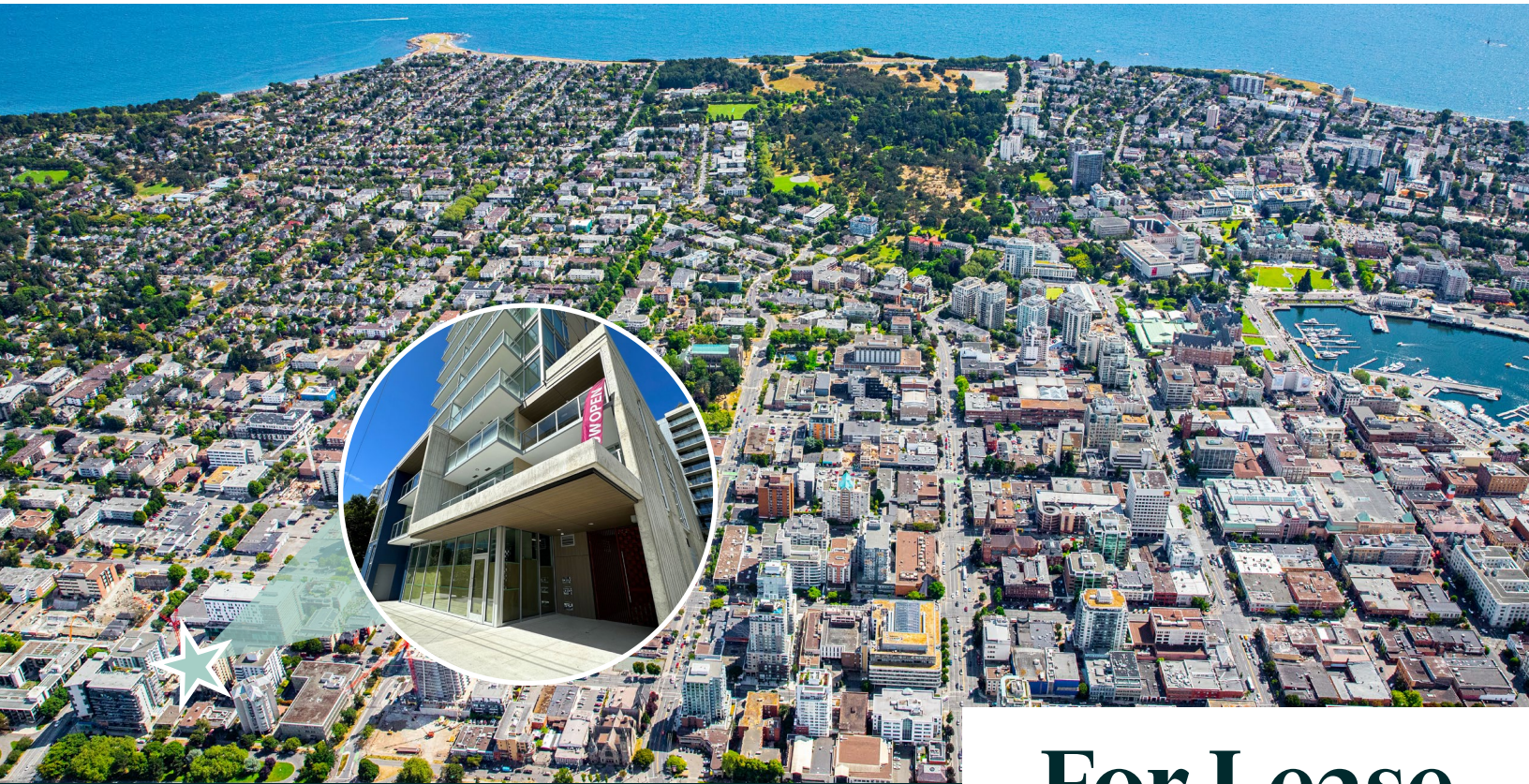
## Zoning

R-48: Harris Green District



# Location

Located in the Harris Green neighbourhood, just outside of Downtown Victoria, Urban Edge Heights B is easily accessible and community-oriented. An array of amenities is just steps away, and it boasts excellent walk, bike, and transit scores. Nearby amenities include Cridge Family Pharmacy, The Cracked Mug Coffee Shop, and Save-On-Foods.



## For Lease

## CBRE

### Contact Us

Jeff Lougheed  
Vice President  
jeff.lougheed@cbre.com  
250 386 0001

Mitch Bryan  
Sales Associate  
mitch.bryan@cbre.com  
250 385 1225



WALKER'S  
PARADISE



BIKER'S  
PARADISE



RIDER'S  
PARADISE

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.