



**PEMBERTON  
= HOLMES LTD =**

PROPERTY MANAGEMENT DIVISION

RESIDENTIAL • COMMERCIAL • STRATA

# Ground Level Retail Space For Lease

## Morgan Block

Douglas & Johnson St.  
Victoria



Available now!



494 - 1,745 square feet



Heritage building



High foot-traffic and  
business exposure zone

## SUMMARY

Several ground-level retail spaces ranging in square footage are available for lease in notable Heritage-designated building *The Morgan Block*, located on the corner of Douglas Street and Johnson Street in the downtown core. Good opportunity to get ample business exposure on a busy block.

## KEY FEATURES



Flexible lease terms



Proximity to amenities



99 walk score



Downtown core



## PROPERTY & LOCALE

The subject property, known locally as the 'Morgan Block' is located on the corner of Douglas Street and Johnson Street in the downtown Victoria core. This ever-lively, concentrated area boasts a vast footprint of restaurant and retail hotspots, and plenty of foot traffic throughout the zone.

The subject property is located within walking distance to notable locales such as The Bay Centre, Victoria City Hall, and Centennial Square, and is just two blocks down from the picturesque Upper Harbour.

## AVAILABLE UNITS

UNIT	UNIT SIZE	AVAILABILITY
1314 Douglas St	1,745 sq.ft.	Available now
1316 Douglas St	1,500 sq.ft. retail + 709 sq.ft. of storage	Available now
1320 Douglas St	1,136 sq.ft.	Available now
1322 Douglas St	LEASED	N/A
645 Johnson St	LEASED	N/A
649 Johnson St	1,090 sq.ft.	Available now
651 Johnson St	LEASED	N/A

## RENTAL RATES

\$32.00 per sq.ft. per annum, gross escalating lease.  
Contact the leasing agents for further information.

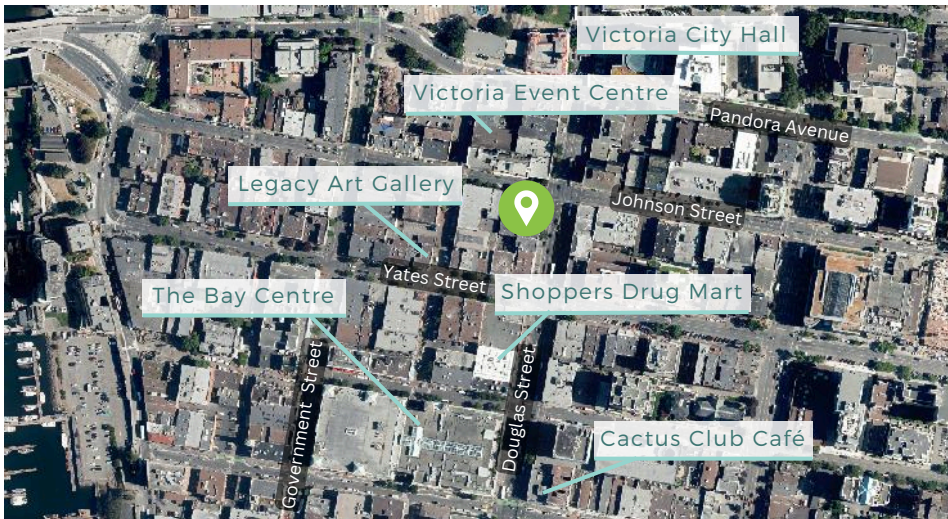
## ZONING

Old Town District-1 Zone (OTD-1)



### The Morgan Block

Originally built during the Victorian Era, in 1891, The Morgan Block has continued to embody true downtown Victoria heritage, merging two historic commercial buildings on Douglas & Johnson Streets. Inquire with the leasing agents for an opportunity to be a part of its legacy.



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