

FOR SALE

DOWNTOWN TURNKEY OFFICE SPACE

104 - 1090 JOHNSON STREET, VICTORIA



NEW PRICING

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THE OFFERING | \$676,650



THE OPPORTUNITY

Located at the high traffic corner of Johnson and Cook Street, this office strata unit is a fully customized, 1,041 SQFT, luxury workspace at the ground floor of the prestigious Mondrian.

The space has been built out to provide multiple private and shared office/boardroom spaces with ground floor access off of Cook Street. This space is perfect for any office or service based business looking for a new location.



SALIENT DETAILS

PROPERTY ADDRESS:

104 - 1090 Johnson Street, Victoria, BC

SIZE: 1,041 SQFT

PRICE: \$676,650

STRATA FEES: \$729.88 / Month

PROPERTY TAXES: \$12,316.14 / Year

ZONING: R-48 - Harris Green District

MUNICIPALITY: Victoria

OPPORTUNITY HIGHLIGHTS

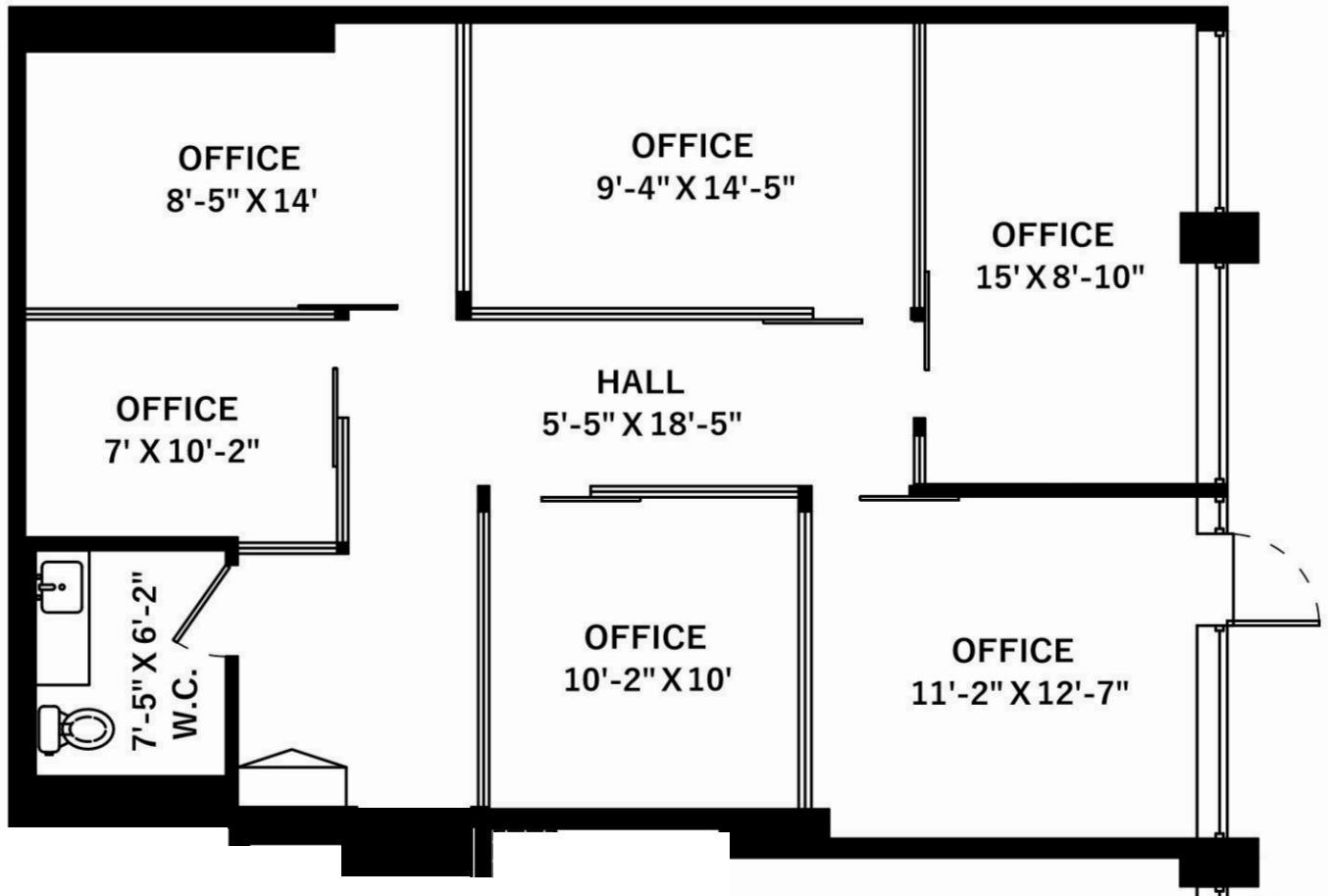
- 5 Private Offices + 1 Office/Entry Area
- One Two Piece Washroom
- One Underground, Parking Stall
- High Quality, Turnkey Buildout
- Fully Furnished
- Central Downtown Location



UPGRADES, EQUIPMENT & FURNITURE

- One luxurious bathroom.
- Built-in wall-mounted TV's, premium sound system, custom LED lighting, and Ergonomic Herman Miller seating.
- Six private and shared workspaces, ranging from executive suites to multi-person and individual offices.
- Front office/entry area can easily be converted into a reception area.
- All offices enhanced by sleek glass sliding doors.
- Custom cabinets, dimmer LED lighting, and refined finishes throughout.
- Built-in air conditioning.

1090 JOHNSON STREET | FLOOR PLAN



1090 JOHNSON STREET | THE LOCATION



Located with the Harris Green District, at the corner of Johnson Street and Cook Street, this property benefits from high street traffic exposure, situated along two of Victoria's busiest arterial routes both into and out of the downtown core. The Harris Green District is undergoing extensive residential and commercial growth, with key developments being highlighted in the above graphic and further detailed below.

Notable Developments

1. Harris Green Village - 1,500+ residential units and 100,000 SF of commercial space.
2. 1050 Yates - 481 residential units and 15,000 SF of commercial space.
3. NEST and Haven - 211 residential units and 6,000 SF of commercial space.
4. Parkway - 104 residential units and 8,500 SF of commercial space.

TRADE AREA & DRIVE TIMES

- VICTORIA CORE + 1 MINUTES
- SAANICH CORE + 10 MINUTES
- LANGFORD + 20 MINUTES
- SIDNEY + 30 MINUTES
- DUNCAN + 60 MINUTES
- NANAIMO + 90 MINUTES

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