

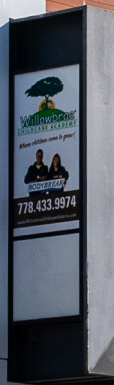
# Affordable Downtown Office & Retail Space

722 JOHNSON STREET | VICTORIA, BC



**FOR LEASE**

**722  
JOHNSON**



**Willowbrae**  
CHILD CARE ACADEMY

**Abigail Scott**

Associate  
+1 250 388 6470  
abigail.scott@colliers.com

**John Fayad\***

Associate Vice President  
+1 250 516 2807  
john.fayad@colliers.com

**Ed Adams\***

Senior Vice President  
+1 250 414 8394  
ed.adams@colliers.com

**Marc Foucher\***

Senior Vice President  
+1 250 414 8392  
marc.foucher@colliers.com

*\*Personal Real Estate Corporation*

Accelerating success.

# Opportunity

Colliers is pleased to present this opportunity to lease small format retail or office spaces in a prominent downtown location, just steps away from some of Victoria's best restaurants, coffee shops and retail stores. The building has been recently updated and offers secured parking stalls for tenants, plus bike storage and additional parking next door in the public parkade.



## Zoning

### CBD-1 (CENTRAL BUSINESS DISTRICT -1)

Permitted uses include, but are not limited to:

*Assembly*  
*Assisted Living Facility*  
*Brew Pub*  
*Care Facility*  
*Civic Facility*  
*Cultural Facility*  
*Drinking Establishment*  
*Equipment Rental*  
*Financial Service*  
*Food & Beverage Service Office*  
*Personal Service*  
*Retail Liquor Sale*  
*Retail Trade*  
*Small-scale Commercial Urban Agriculture*  
*Studio*  
*Utility*

## Building Features



High profile downtown location



Flexible demising options exist



Option for exterior signage on building



Renovated washrooms & showers



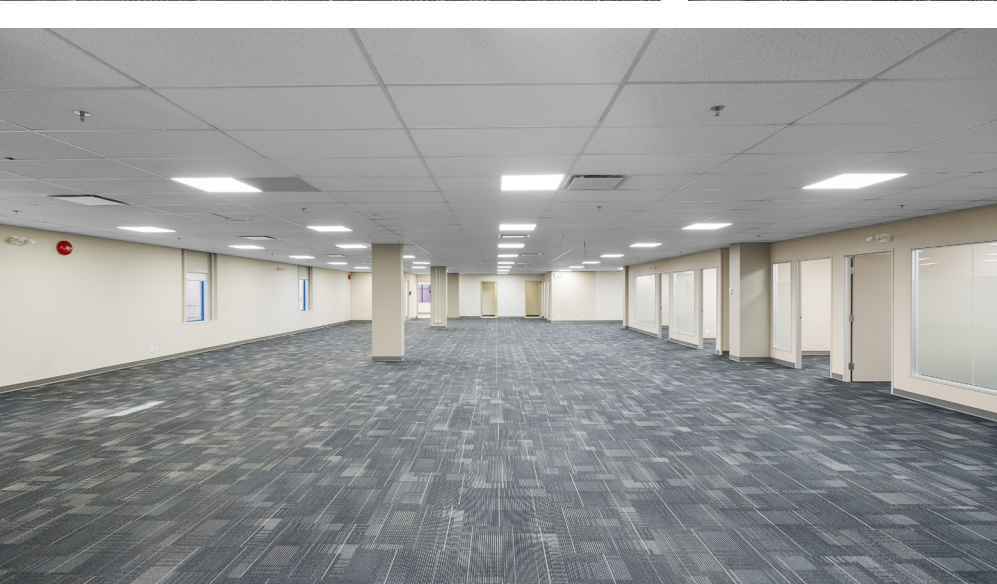
Secured underground parking



Recently replaced HVAC, fire, data & wiring systems and new exterior façade



Affordable gross rents, all additional rent is included



# Interior Photos

# Floor Plans

## 1<sup>st</sup> Floor

UNIT	SIZE <i>(Approximate)</i>	GROSS RENT
101	2000 SF	\$5,000.00
102	700 SF	\$1,750.00
103	500 SF	\$1,500.00
104	550 SF	\$1,750.00
105	550 SF	\$1,750.00
106	550 SF	\$1,750.00
107	600 SF	\$1,950.00

Secured, underground parking is available to tenants at a cost of \$200 per month.

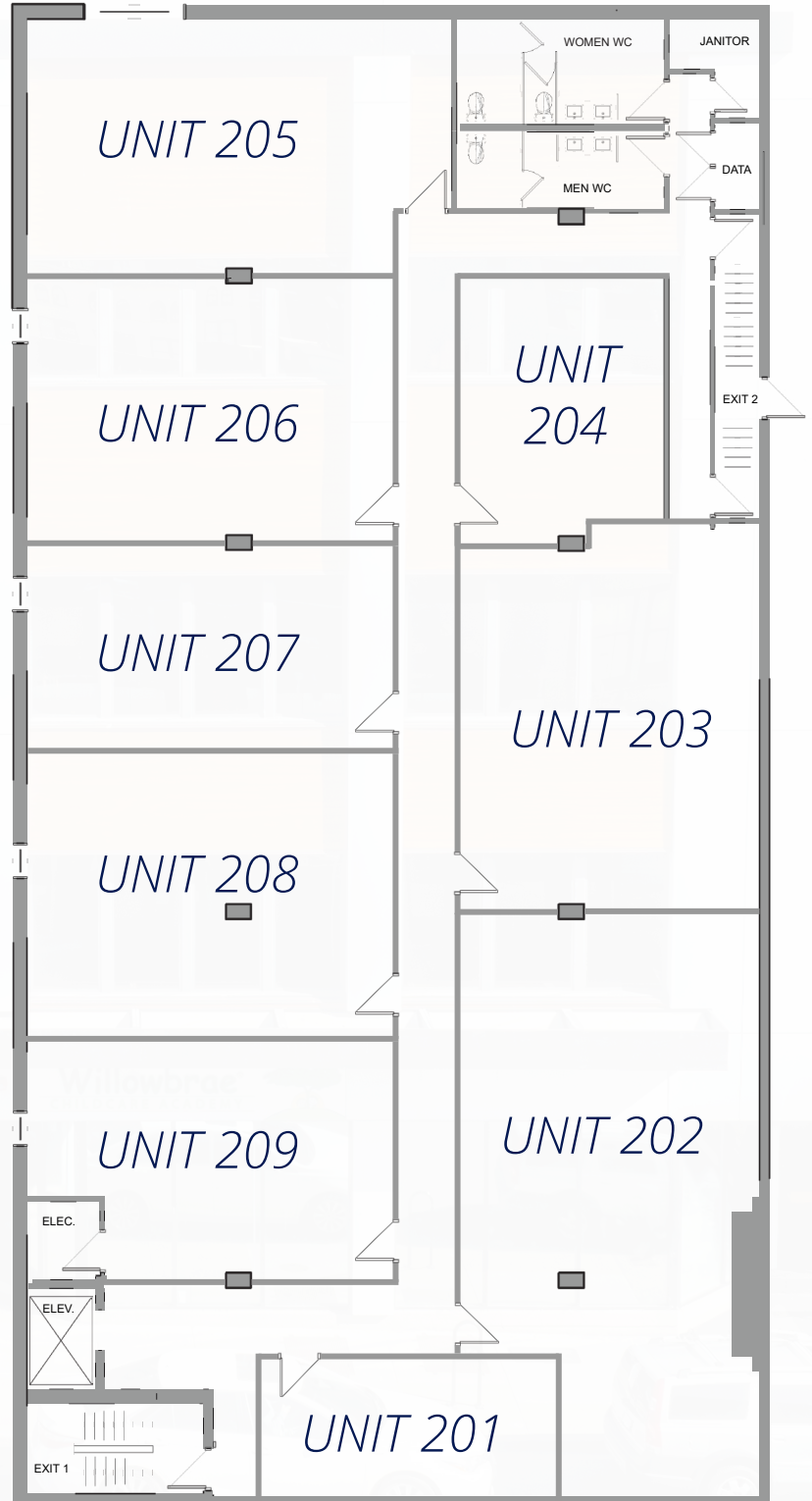


*Johnson Street*

# 2<sup>nd</sup> Floor

UNIT	SIZE <i>(Approximate)</i>	GROSS RENT
201	400 SF	\$1,200.00
202	750 SF	\$2,100.00
203	500 SF	\$1,500.00
204	400 SF	\$1,250.00
205	650 SF	\$2,000.00
206	650 SF	\$2,000.00
207	500 SF	\$1,650.00
208	650 SF	\$2,000.00
209	650 SF	\$2,000.00

Secured, underground parking is available to tenants at a cost of \$200 per month.





# Location

This property is conveniently located in downtown Victoria near all essential and lifestyle amenities such as Marilena Café & Raw Bar, Tacofino, Habit Coffee, Market on Yates, London Drugs, John's Place, China Town and many other local attractions.

Easily accessible by all modes of transportation being just steps away from major bus routes along Douglas Street and bike lanes along Pandora and Fort Street.



**Walk Score**

99



**Transit Score**

92



**Bike Score**

99



Walking distance to Marilena Café & Raw Bar, named "Canada's Best New Restaurant" - Vancouver Sun Newspaper



Steps away from sought-after amenities such as the Inner Harbour, Centennial Square, China Town and Market Square



# Amenity Map



## Nearby Restaurants & Cafés

1	Marilena Café & Raw Bar	450 m   2 Mins
2	Rudi	400 m   2 Mins
3	Tacofino	500 m   2 Mins
4	John's Place	450 m   2 Mins
5	Habit Coffee	400 m   2 Mins
6	Nubo Japanese Tapas	350 m   2 Mins

## Nearby Grocery & Shopping

1	Market on Yates	650 m   3 Mins
2	London Drugs	750 m   4 Mins
3	Save-On-Foods	1.0 km   4 Mins
4	Victoria Public Market	550 m   3 Mins
5	The Bay Centre	350 m   2 Mins
6	China Town	500 m   2 Mins



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