

FOR SALE

DOWNTOWN TURNKEY OFFICE SPACE

104/105 - 1090 JOHNSON STREET, VICTORIA



NEW PRICING

Connor Braid

Personal Real Estate Corporation
250-410-1991
connor@jbwcommercial.com

JBW
COMMERCIAL

Harry Jones

Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

THE OFFERING | \$1,535,950



THE OPPORTUNITY

Located at the high traffic corner of Johnson and Cook Street, this office strata unit is a fully customized, 2,363 SQFT, luxury workspace at the ground floor of the prestigious Mondrian.

Designed with impeccable attention to detail, no expense was spared in creating a highly functional yet elegantly appointed office and business environment. This space provides the flexibility to cater to a number of different office, show space, or service based businesses looking for a new location.

SALIENT DETAILS

PROPERTY ADDRESS:

104/105 - 1090 Johnson Street, Victoria, BC

SIZE: 2,363 SQFT

PRICE: \$1,535,950

STRATA FEES: \$1,646.88 / Month

PROPERTY TAXES: \$27,888

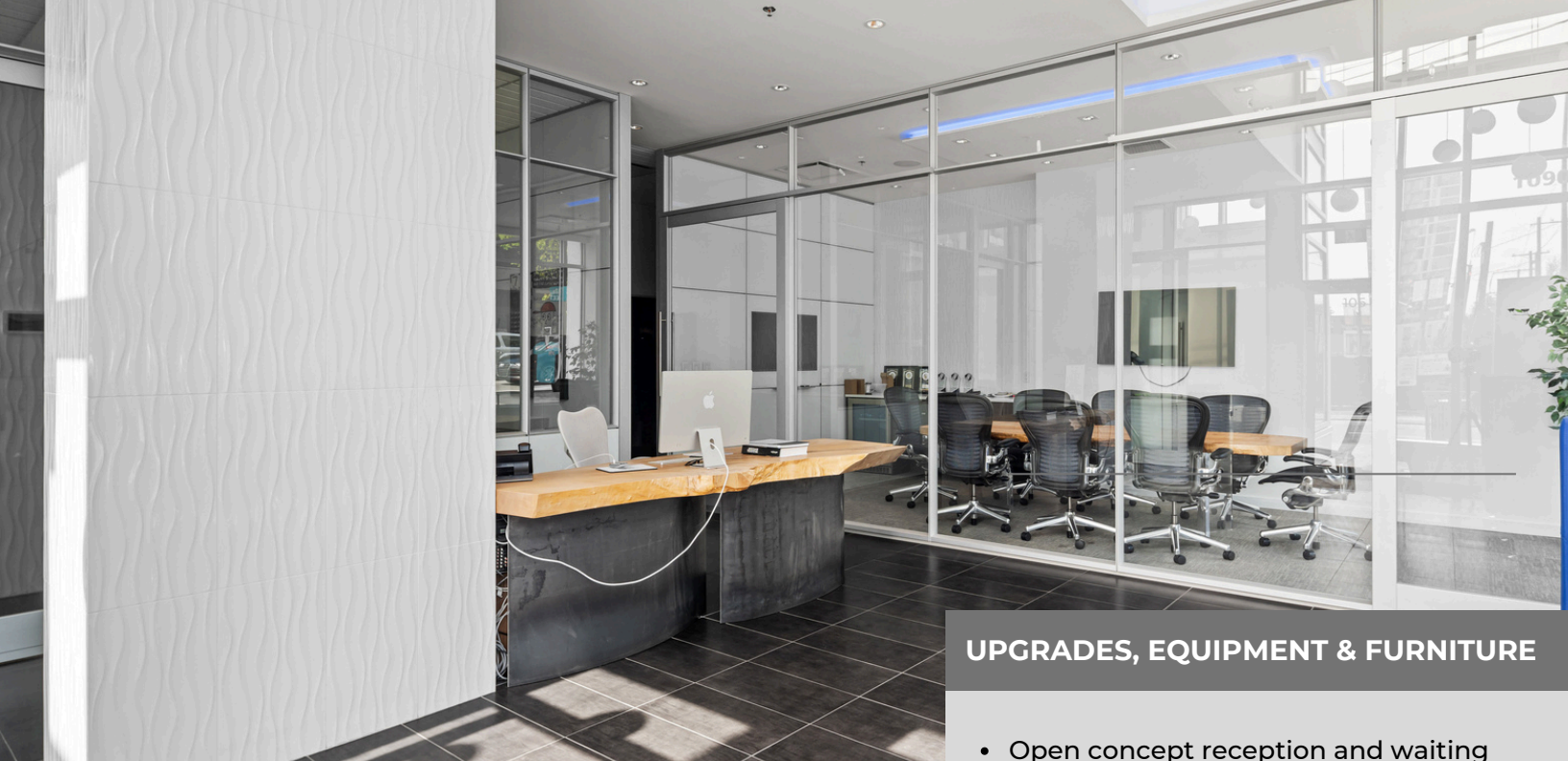
PARKING: 2 Underground, Secured Stalls

MUNICIPALITY: Victoria

OPPORTUNITY HIGHLIGHTS

- 9 Private Offices
- Two 2-Piece Washroom
- Two Underground, Parking Stalls
- High Quality, Turnkey Buildout
- Fully Furnished
- Kitchenette and Board Room



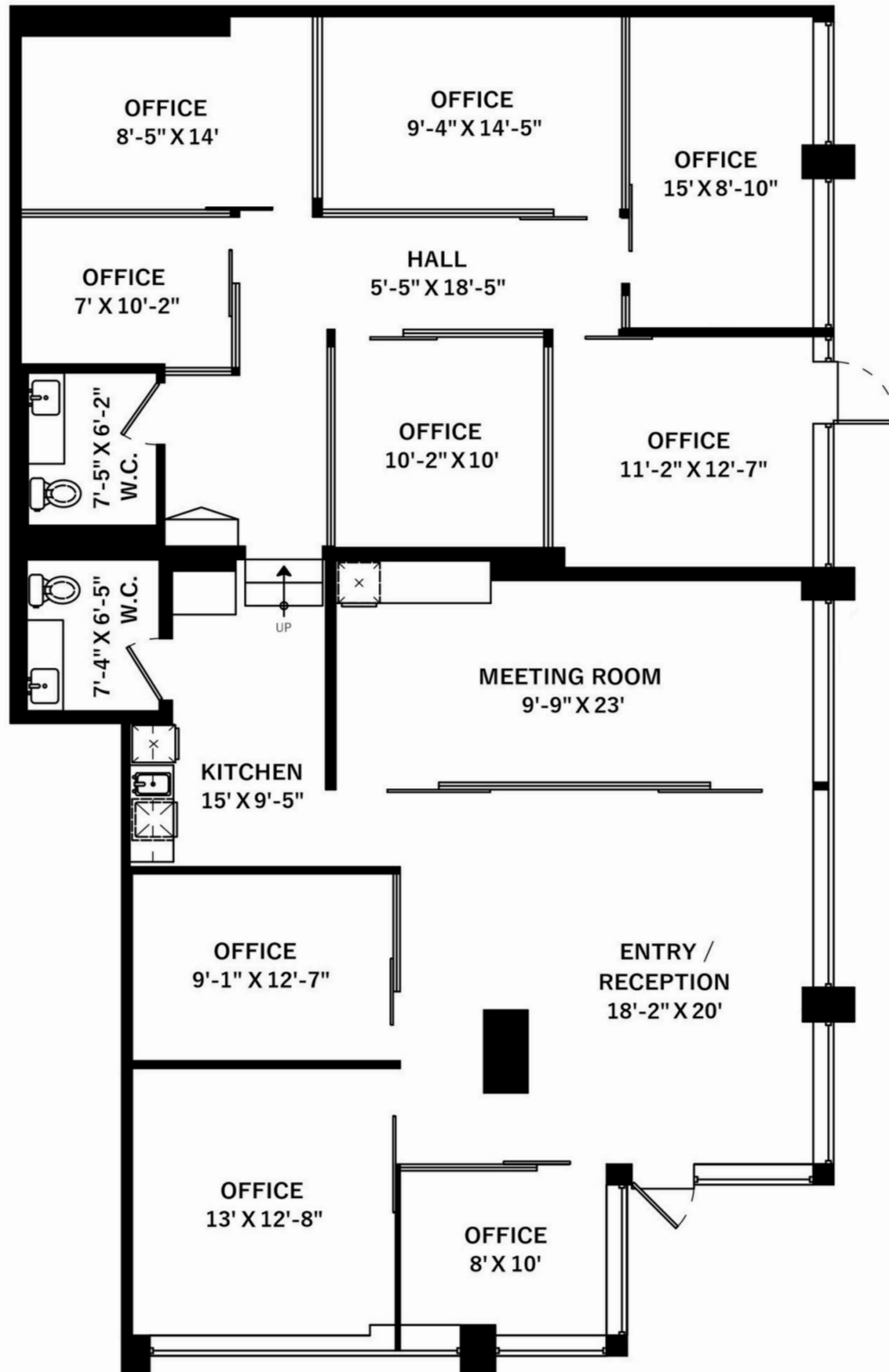


UPGRADES, EQUIPMENT & FURNITURE

- Open concept reception and waiting lounge.
- State-of-the-art boardroom.
- High end kitchenette, appliances, and coffee bar.
- One luxurious bathroom.
- Built-in wall-mounted TV's, premium sound system, custom LED lighting, and Ergonomic Herman Miller seating.
- Custom millwork by renowned designer Kirk Van Ludwig elevates the space with exquisite craftsmanship.
- All offices enhanced by sleek glass sliding doors.
- Custom cabinets, dimmer LED lighting, and refined finishes throughout.
- Other high-end details include ceramic flooring, granite countertops, and top-of-the-line JennAir stainless steel appliances.
- 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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For more information contact:

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453 Head Street,
Victoria, BC
V9A 5S1