

For Sublease

**Suite 304 – 733 Johnson Street
Victoria, BC**

**AVISON
YOUNG**



Modern Office Space with Patio in Central Business District

- ✓ Efficient layout with open-concept workspace, a meeting room, and 4 offices
- ✓ Ample natural light via north, east, and south-facing windows
- ✓ Turn-key modern space with potential to include furnishings
- ✓ Proximity to a wide variety of restaurants, cafes, and services

Contact Us

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Turn-Key Office For Sublease
304-733 Johnson St, Victoria BC



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RENTABLE AREA: 2,609 SF



ZONING: CBD-1 (Central Business District)



LEASE RATE: \$21.47 per SF
(escalating to \$22.53 per SF in January 2027)



ADDITIONAL RENT: \$16.15 per SF (est.)



TERM: Until December 31, 2027
(Landlord will consider new head leases)



AVAILABLE: Immediately

**AVISON
YOUNG**

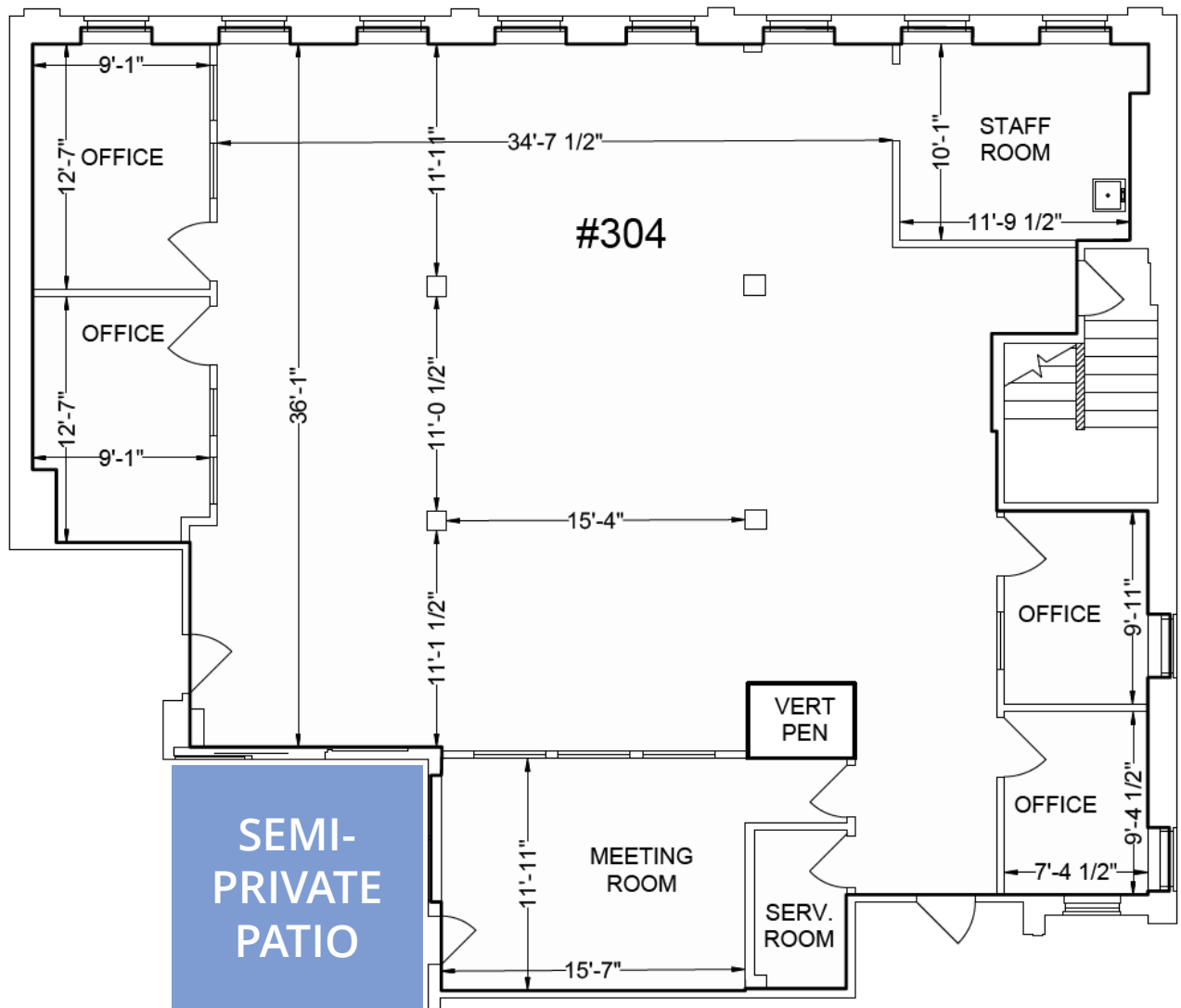
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Suite 304 is a well-appointed office space on the top floor of Maynard Court, benefitting from ample natural light, an efficient layout, and access to a semi-private outdoor deck (shared with Suite 302).

Constructed in 1889, Maynard Court is a pristinely-maintained historic building in downtown Victoria's Central Business District. Amenities include a secure bike room and common washrooms between floors, as well as wheelchair accessible gender-neutral washrooms on the building's lower level.

Nearby food and beverage options include Shuck Taylor's, Macchiato, Superbaba, Habit Coffee, Zambri's, Glitch Bar & Games Room, Foo Asian Street Food, Brickyard Pizza, Saint Franks, and more!

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304-733 Johnson Street

Office Space For Sublease

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Get more information

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