

For Lease

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



Turn-Key Office Space in Downtown Victoria

- ✓ Move-in-ready space with modern improvements
- ✓ Central location in Victoria's downtown core
- ✓ Proximity to numerous amenities in area
- ✓ Building signage opportunity

Contact Us

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**Personal Real Estate Corporation*

**AVISON
YOUNG**

733 Johnson Street Victoria, BC

PREMISES

Suite 304

SIZE

2,609 SF

NET RENT

\$19.50 per SF

ADDITIONAL RENT

\$12.19 per SF (2024 est.)

Utilities included!

AVAILABLE

Immediately

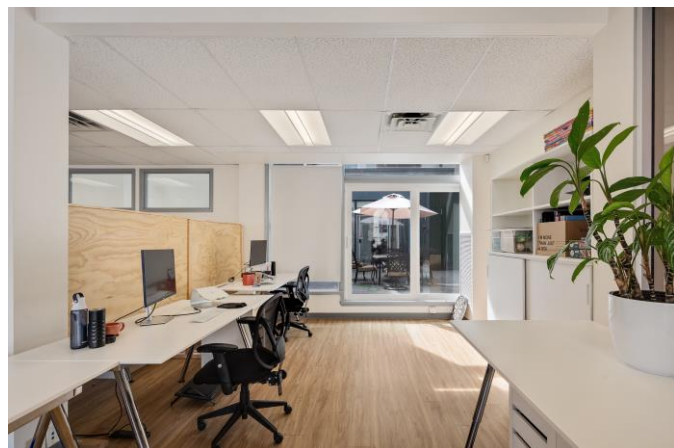
ZONING

CBD-1 (Central Business District)

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Opportunity

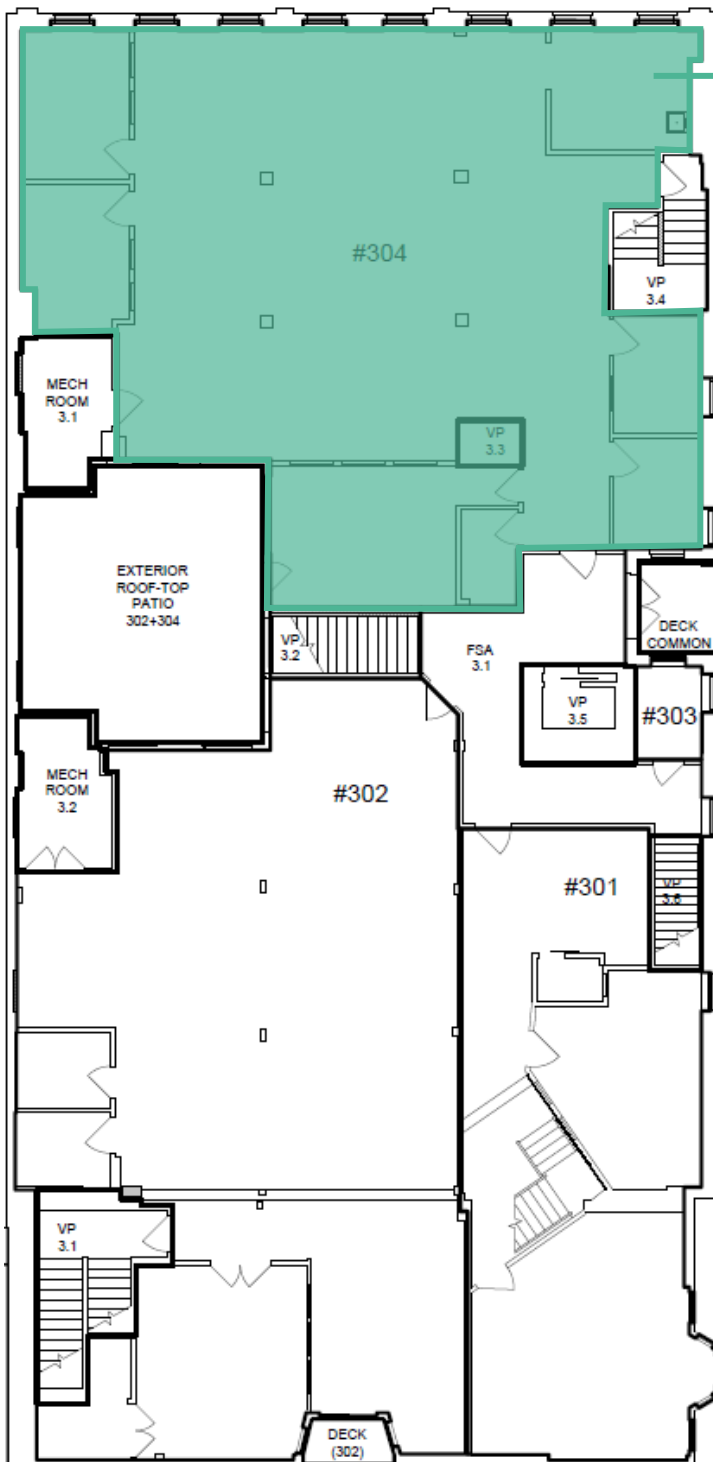
Lease turn-key office space with modern improvements located in Victoria's downtown core at Maynard Court, a vibrant heritage building that serves as home to a wide variety of established local businesses. Maynard Court is locally managed and is maintained to a high standard, with a character-rich main lobby and access to common bike storage and washrooms for all tenants. The subject space benefits from modern improvements throughout, ample natural light, a functional layout, and elevator access.



Floor Plan

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Johnson Street



SUITE 304 (2,578 SF)

- ✓ Modern improvements
- ✓ Ample natural light
- ✓ Mix of open concept and enclosed offices
- ✓ Boardroom
- ✓ Access to secret rooftop patio courtyard shared with one other tenant



Location

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Area Amenities

- | | | | |
|-------------------|-------------------------|-----------------|------------------------|
| 1 Shine Café | 6 Yates Street Taphouse | 11 Subway | 16 Nubo Japanese Tapas |
| 2 Superbaba | 7 Fol Epi & Agrius | 12 The Mint | 17 Tim Hortons |
| 3 Zambri's | 8 Bulk Barn | 13 The Palms | 18 Macchiato |
| 4 Habit Coffee | 9 Scotiabank | 14 Sherwood | 19 Tomley's Market |
| 5 Brickyard Pizza | 10 Circle K | 15 John's Place | 20 7-Eleven |



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