

FOR SALE

HIGH EXPOSURE TURNKEY DOWNTOWN OFFICE SPACE

UNITS 104/105 - 1090 JOHNSON STREET, VICTORIA



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THE OFFERING | TURNKEY OFFICE SPACE



FOR SALE | \$1,950,000

Located at the high traffic corner of Johnson and Cook Street, this expansive multi-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. The offering includes all existing upgrades, equipment, and furniture.

PROPERTY UPGRADES, EQUIPMENT, & FURNITURE

- Open concept reception and waiting lounge.
- State-of-the-art boardroom.
- High end kitchenette, appliances, and coffee bar.
- Two luxurious bathrooms.
- 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.
- Nine private and shared workspaces, ranging from executive suites to multi-person and individual offices.
- 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.

*Over \$700,000 in capital expenditures on the initial construction buildout, upgrades, equipment, and furniture.

- Fully Furnished Office Space
- High Quality, Turnkey Buildout
- Central Downtown Location
- 9 Private Offices
- 2 Secured Parking Stalls

SALIENT FACTS

PROPERTY ADDRESS:

104/105 - 1090 Johnson Street, Victoria, BC

SIZE: 2,363 SQFT

PRICE: \$1,950,000

STRATA FEES: \$1,646.88 / Month

PROPERTY TAXES: \$23,525.25

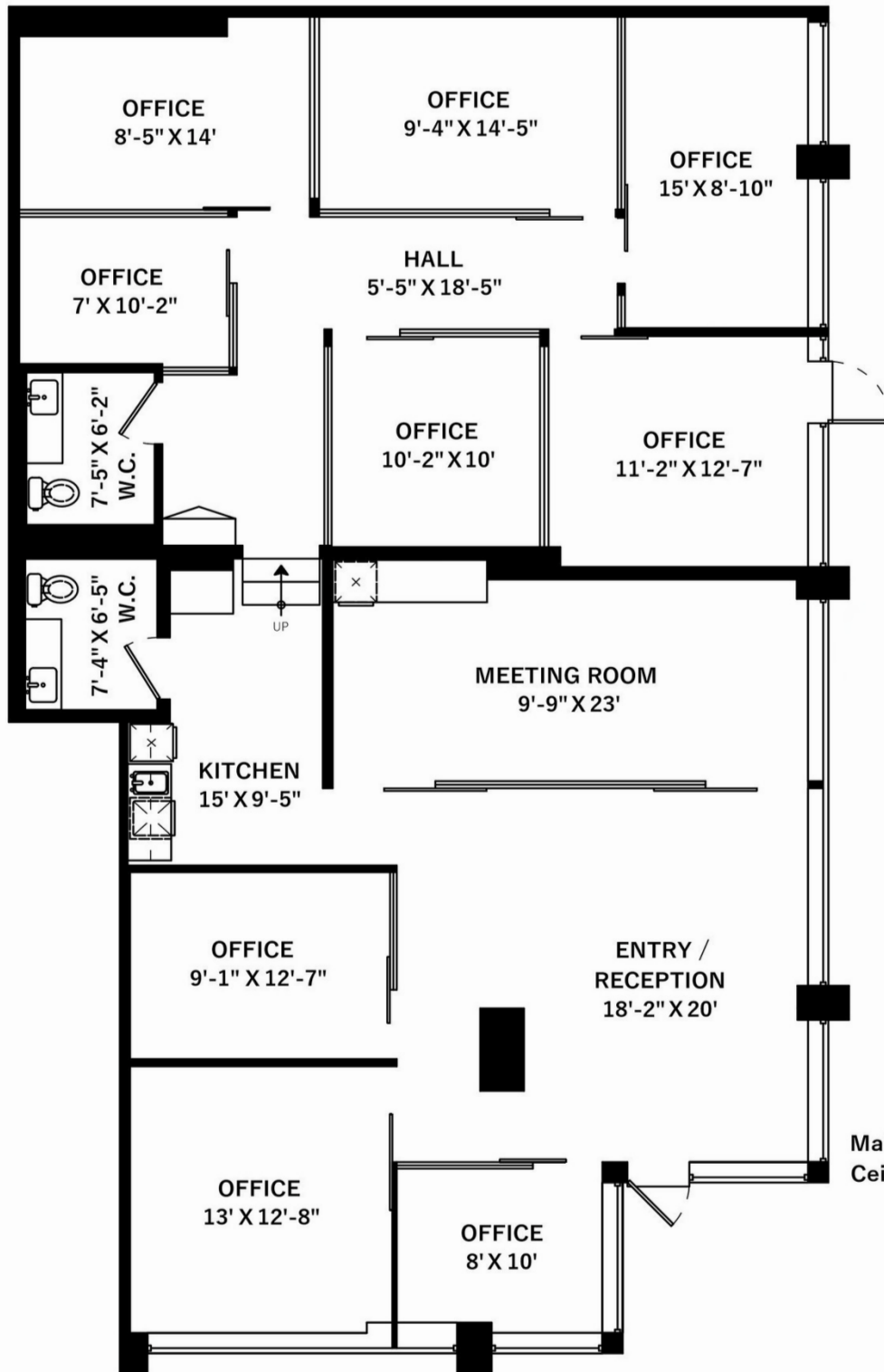
PARKING: 2 Underground, Secured Stalls

ZONING: R-48 - Harris Green District

MUNICIPALITY: Victoria

104/105-1090 JOHNSON ST

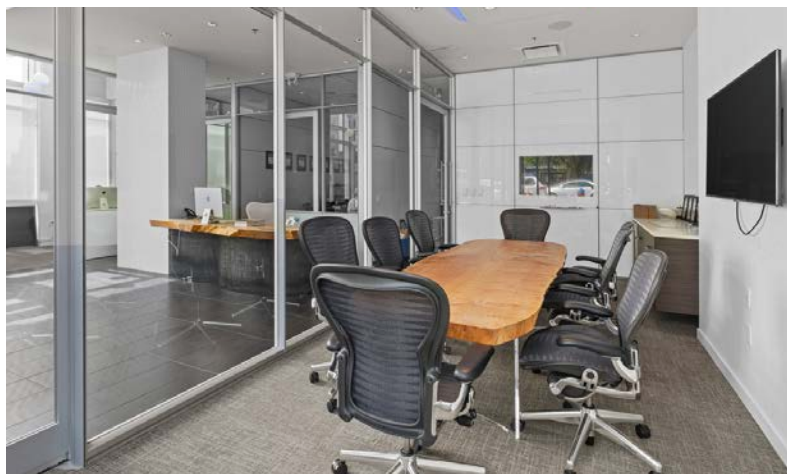
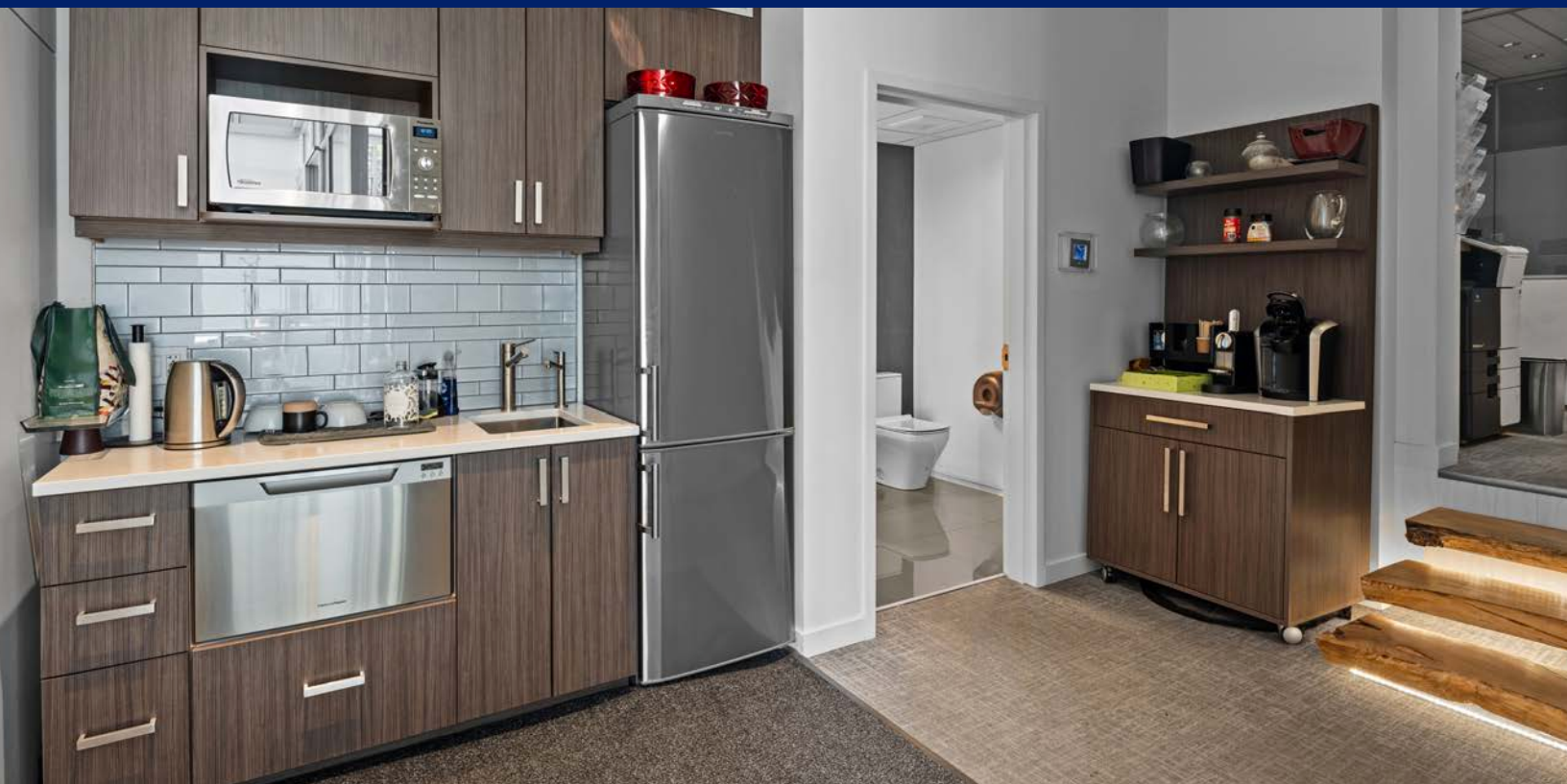
VICTORIA, BC



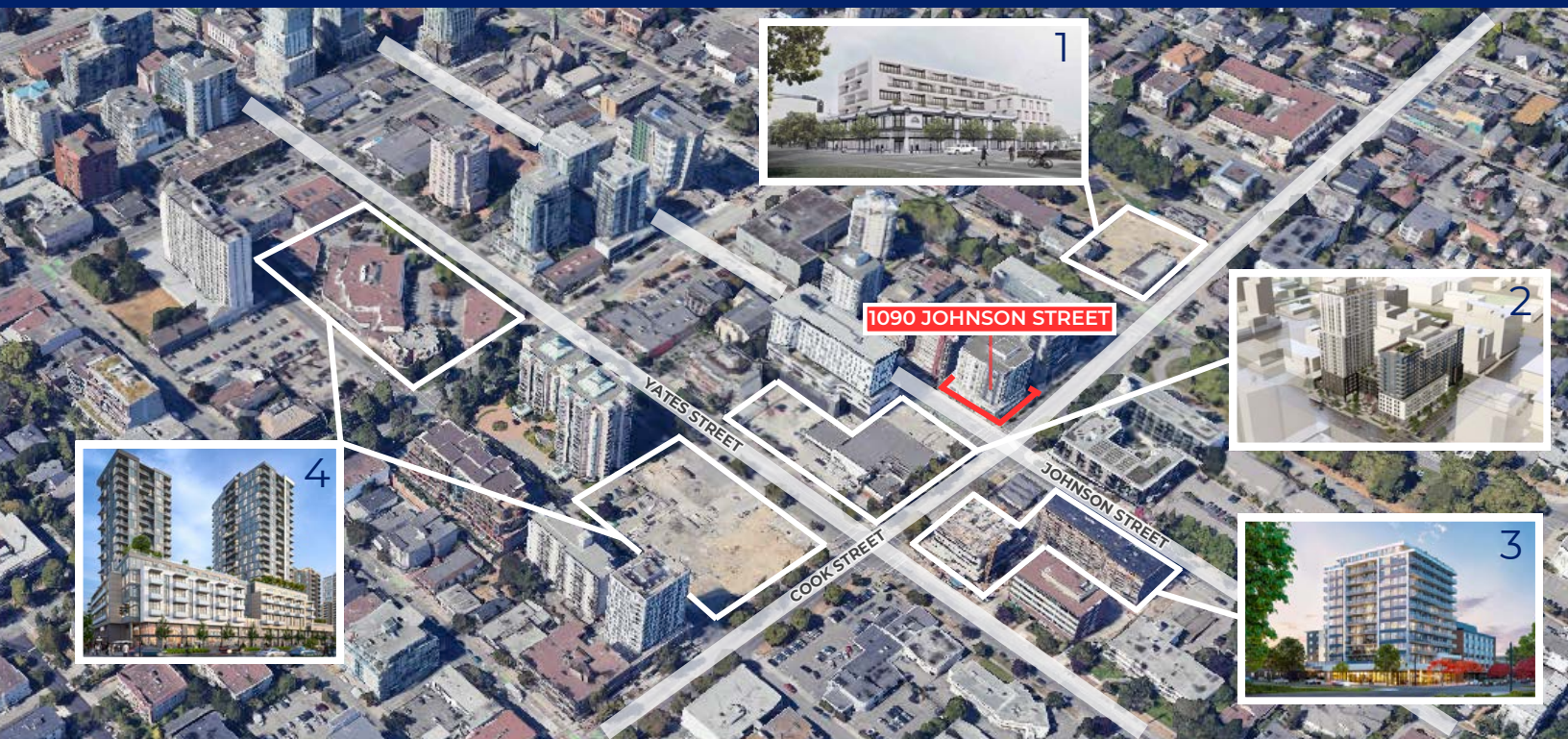
Main Floor: 2353 Sq.Ft.
Ceiling Height: 8'-8" / 10'-8" / Max: 22'



104/105 - 1090 JOHNSON STREET | VICTORIA



1090 JOHNSON STREET | THE LOCATION



Located within 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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