



# FOR LEASE

**PRIME DOWNTOWN HERITAGE OFFICE SPACE**

**Various Sized “Brick & Beam” Office Units  
530 – 562 Johnson Street, Victoria BC**



**Bright space with  
views of inner  
harbour!**

**Close to popular  
shops &  
restaurants!**



**“Brick & Beam”  
space with high  
ceilings!**

**For additional information or to arrange a tour please contact:**

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## PRIME HERITAGE OFFICE SPACE – DOWNTOWN “LOJO” DISTRICT

### OPPORTUNITY:

To lease various sized “brick and beam” office units in a well known heritage retail/office complex in the heart of Downtown Victoria's “LoJo” and “Design District”, close to the Inner Harbour and various popular restaurants and shops.

### OFFICE PREMISES:

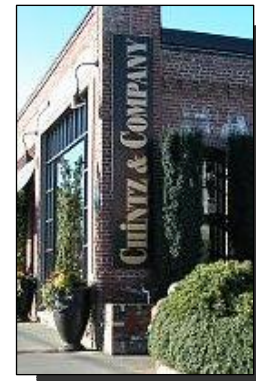
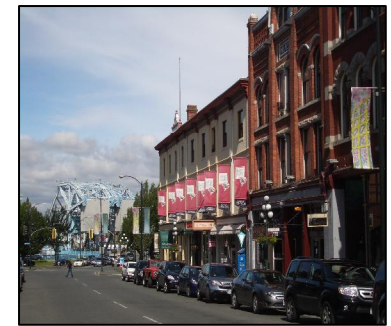
Office suites range in size from approximately 100 square feet to 10,000 square feet.

The office spaces have both stairway access and a professional elevator lobby entrance off of Johnson Street.

There are a variety of floor plans and finishes available. High ceilings, views of the inner harbor and “brick and beam” finishes are just a few of the many features that attract tenants to lease space in the complex. As well, the complex is owned and managed by one of British Columbia's leading commercial landlords, Anthem Properties. The management office is onsite and is a resource to tenants during office hours. There are also security patrols daily, for tenant's safety and security.

### LOCATION:

Market Square is located between Johnson, Pandora and Store Streets in the heart of Victoria's popular “LoJo” (Lower Johnson) and “Design District”. This eclectic area of Downtown Victoria offers a unique collection of services for office tenant's ranging from a variety of supply shops and restaurants and is only steps away from the Inner Harbour and Harbour Air for quick access for office tenant's travelling between Downtown Victoria and Downtown Vancouver. Market Square's creative office space hosts the office locations of a variety of tenants, including architects, high tech firms, music production company's, designers and alternative health practitioners. The location is very popular for those looking for “non-traditional” office space that has a component of “creativity” to it! Also, some of the office spaces have air-conditioning as well as opening windows, for those hot summer days. In addition, for those travelling to and from work by car, conveniently located in the Design District is a large surface parking lot, handy for employee and visitor parking. A tenant is sure to find everything required to operate a successful office, while enjoying the lively atmosphere provided by the many cafes, boutique shops and fine restaurants.



## PRIME HERITAGE OFFICE SPACE – DOWNTOWN “LOJO” DISTRICT

### OFFICE SPACE AVAILABILITY SUMMARY:

#201 – 946 RSF. - This suite has a double door entryway with high ceilings, reception area, an open work area and two nicely sized professional offices with windows facing onto Johnson Street. This suite is easy to expand up to 2,445 square feet on a contiguous basis if there is a need for additional space.

#202 – 837RSF. - This suite has nice high ceilings and is a large open area with a spectacular large bay window facing onto Johnson Street. This suite is easy to expand up to 2,445 square feet on a contiguous basis if there is a need for additional space.

#203 – 662 RSF. - This suite is a corner suite with a double door entryway with two to three private offices, a storage room and reception area. Nice bright space with windows facing onto Johnson Street! This suite is easy to expand up to 2,445 square feet on a contiguous basis if there is a need for additional space.

#204 – 1,703 RSF. - This suite is a large corner suite with a double door entryway, reception area, boardroom (8-10 persons), four private offices, a kitchen with a sink, storage area and a large open work area perfect for numerous workstations. This is a nice bright corner space!

#223 – 3,267 RSF. - This suite is a fabulous brick and beam, southwest corner suite with a high ceiling, a double door entryway and direct stairway access and exposure off the entrance on Store Street. The space features new carpet and paint and has numerous windows outlining the space with peak-a-boo views of the inner harbor. The space is currently laid out in an open plan with a kitchen and sink, boardroom (8-10 persons) and a separated assembly or workstation area.

#225 – 3,085 RSF. - This suite is a fabulous brick and beam, southwest facing suite with a high ceiling and new carpet and paint. There are numerous windows outlining the premises onto Store Street and the Inner Harbor. The space is currently laid out in an open plan with a small office and storage room.

#253 – 1,331 RSF. - This suite has new carpet and paint, high ceilings, a large open space plan and a private washroom. The layout provides a tenant with views onto lower Pandora and inner courtyard views of Market Square. Also, this trendy suite has a small Juliet balcony that allows for great air circulation!

#302 – 2,339 RSF. - This suite is a trendy brick and beam style space with high ceilings and is well located on the corner facing onto Johnson Street. The space has a double door entryway, large open workstations area with reception, kitchen with a sink, large corner office/boardroom, large private office with a fabulous bay window, medium sized private office, storage room and much more.

#304 – 1,365 RSF. - This suite is a trendy brick and beam style space with fabulous hardwood floors, perfect for a non-traditional, character style office space. High ceilings and opening windows makes for a nice working environment! The space is currently laid out in an open space plan with one large office a server room and a internal storage area useful for a photocopier machine and document storage.

#328 – 178 RSF. - This suite is great for a single person office space featuring a large opening window onto Johnson Street and laminate wood flooring.

#330 – 256 RSF. - This suite is great for a 2-3 person office space featuring a large opening window onto Johnson Street..

#332 – 504 RSF. - This suite is great for a 3-4 person office space featuring a bright open reception area and three private offices.

### FEATURES:

- High ceilings
- “Brick and Beam” finishes
- Well located office/retail complex
- Air conditioned units available
- Bike storage
- Large opening windows - Abundant natural light
- Plenty of parking nearby
- Large, landscaped outdoor area for tenants to enjoy
- Flexible lease terms
- Property manager on site
- Security and maintenance staff on site
- Reputable landlord
- Building hours 7 am . 6 pm (Mon-Fri) and accessible on weekends and after hours by key entry

### BASIC & ADDITIONAL RENT:

\$13.00 - \$18.00 per sq.ft

\$10.23 per sq.ft. (taxes & operating costs-2010)

### ZONING:

#### CA-3C Old Town:

Extensive variety of retail, office and commercial uses



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