

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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DTZ Barnicke Victoria

Office. 250.382.3400

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. It is the high ceilings, views of the inner harbor and “brick and beam” finishes that draw many tenants to lease space in the complex. As well, the complex is owned and managed by one of British Columbia's leading commercial landlord, 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. Also, 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.



FEATURES:

- High ceilings
- “Brick and Beam” finishes
- Well located office/retail complex
- Air conditioned units available
- Bike storage
- High ceilings
- 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:

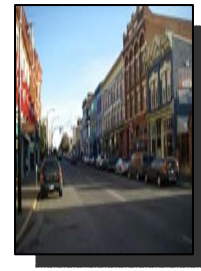
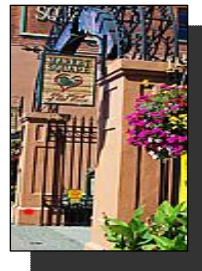
\$13.00 - \$18.00 per sq.ft

\$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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