

# OFFICE SPACE FOR LEASE #210 - 1175 Cook Street

Available July 1, 2021

3,784 square feet

12 offices + kitchenette

Private washroom

Suitable for office use

Underground secure parking lot

Walking distance to amenities

Secured bike lockup onsite

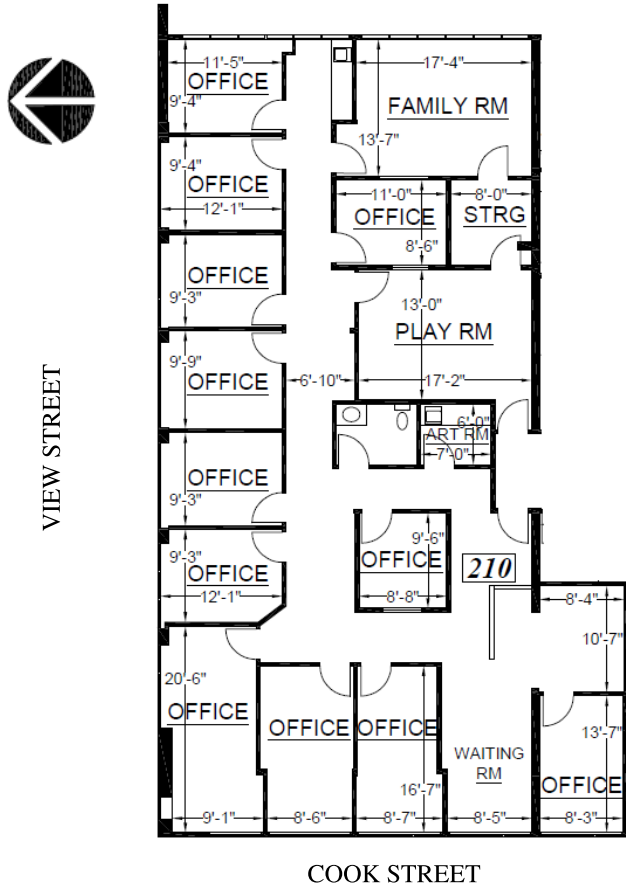
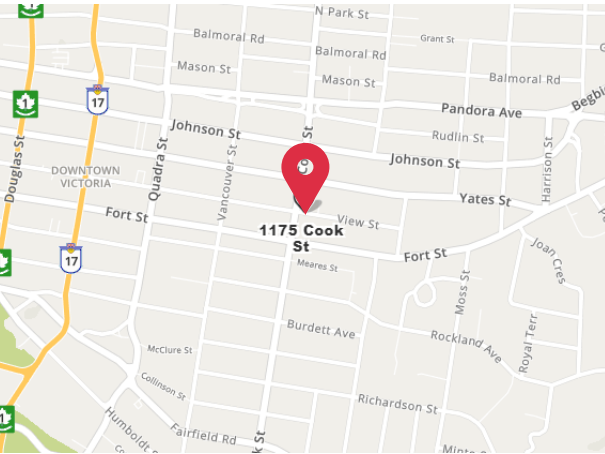
**PEMBERTON  
HOLMES**

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# COOK STREET PROFESSIONAL CENTRE

Large office-suited corner-unit available on the second floor of the Cook Street Professional Centre, on the corner of Cook St. & View St. in Downtown Victoria. This 3,784 sq.ft. unit boasts 12 individual office spaces within the unit, as well as two large multipurpose rooms, a private washroom and kitchenette, and personal storage. The subject unit is full of natural light, occupying the full North corner of the second floor and would be a great space for an established or growing business.

Cook St. Medical Building is a large 3-storey building located at 1175 Cook Street between View and Fort, with street and onsite parking options available. This building is handicap accessible and managed and maintained professionally by Pemberton Holmes Ltd. Commercial Property Management Department. The location provides access to many downtown amenities, nearby transit, and is an excellent opportunity for good business exposure.



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For more information please contact:

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Size: 3,784 sq. ft.  
Basic Rent: \$18.00 / sq. ft.  
Add'l Rent: \$12.93 / sq. ft.

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