

SPACE FOR LEASE

#227 - 1175 Cook Street

Available January 1, 2021

2,302 - 4,510 square feet

High traffic count area

Suitable for office use

Above and underground parking

Located in Downtown Victoria

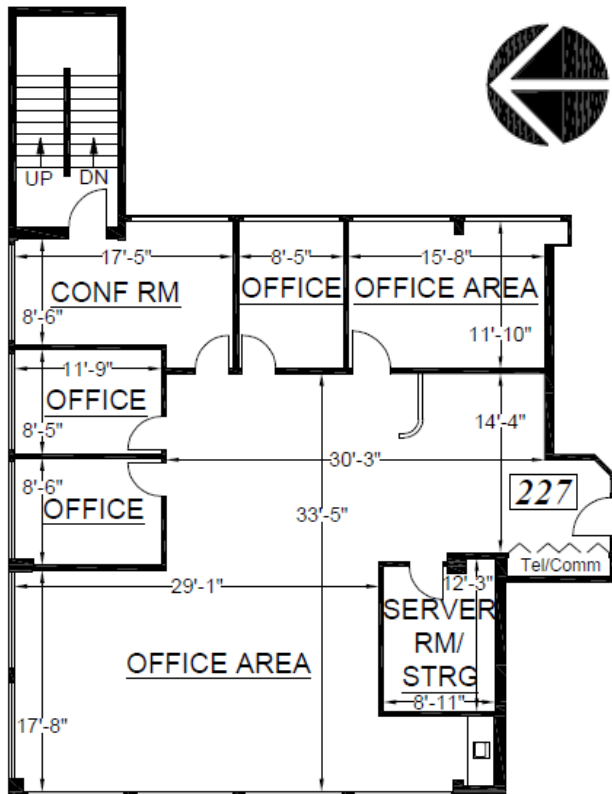
*PEMBERTON
HOLMES*

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COOK STREET PROFESSIONAL BUILDING

Space suitable for office use for lease in the Cook Street Medical Building on Cook Street in Downtown Victoria. This open-concept corner unit is on the second floor of the building, is fully lined with east, north, and west-facing windows overlooking the area, features a **large open office space**, a **small kitchenette**, a **storage room**, **5 private office spaces** within the unit, and **direct access to the back stairwell**.

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



For more information please contact:

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1175 COOK STREET LOBBY



93



72



71

Size: 2,302 - 4,510 sq. ft.
Basic Rent: \$18.00 /sq.ft.
Add'l Rent: \$12.93 /sq.ft.
(2021 Est.)

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