



# OFFICE SPACE FOR LEASE

## #228 - 1175 Cook Street

Available now!

2,208 - 4,510 square feet

High traffic count area

Suitable for medical, office

Professional Building setting

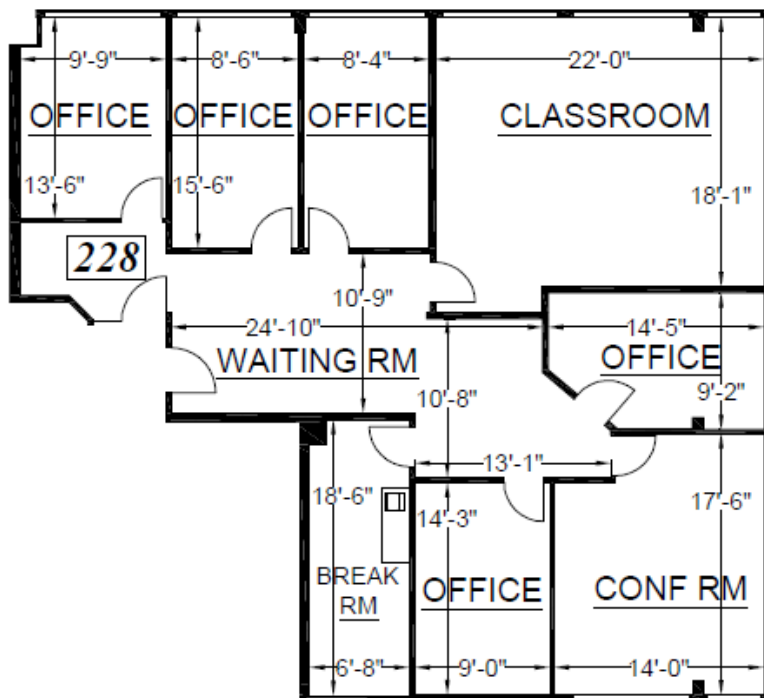
Located in Downtown Victoria

*PEMBERTON*  
*HOLMES*  
COMMERCIAL

# Cook Street Professional Building

Office Space available for lease in the Cook Street Medical Building on Cook Street in Downtown Victoria. On the second floor of this professional office & medical building, this suite is 2,208 square feet and features 5 office spaces, a conference room, a large classroom or multipurpose room, a kitchenette complete with mini fridge, and plenty of natural light. It is a corner suite with a large glass entry door, and is available now.

Cook St. Medical Building is a 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.



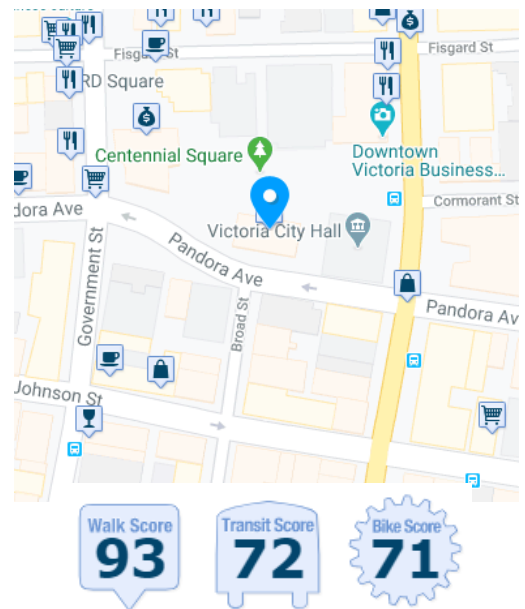
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1175 Cook Street Lobby.



Size: 2,208 - 4,510 sq ft  
Basic Rent: \$18.00 / sq ft  
Add'l Rent: \$12.93 / sq ft  
(2021 Est.)

*The information contained herein is obtained from sources believed to be accurate; however, Pemberton Holmes Ltd. and its agents assume no liability for its accuracy and all parties are advised to verify all information to their own satisfaction. Prices and terms are subject to change without notice. All measurements are approximate. Copyright Gail McClymont & Pemberton Holmes Ltd. 2019.*