

Medical / Retail Unit Available

DOWNTOWN VICTORIA

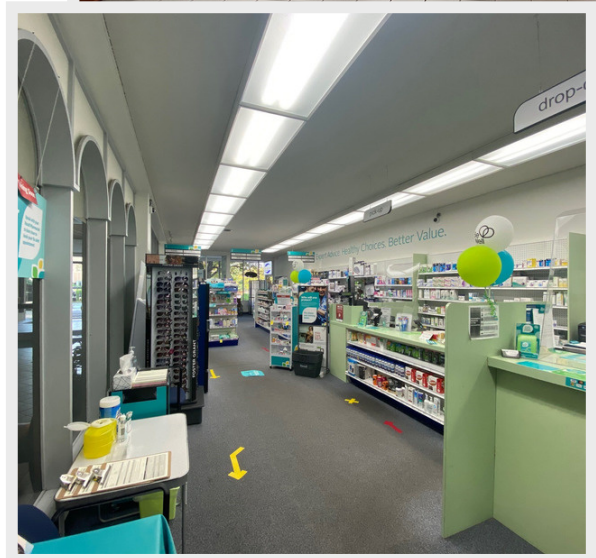


FOR LEASE

103 - 1175 Cook Street, Victoria BC

Large ground-level unit, suited for retail, for lease in professional/medical building on Cook Street.

- Available immediately
- 1,277 sq. ft.
- Excellent storefront exposure
- Entrances on both Cook & View
- Walking distance to nearby amenities



PROPERTY & LOCALE

Ground floor retail unit in professional and medical centre available for lease. This 1,277 square-foot unit is located right in the lobby on the ground level, with sliding-door access across from the lobby elevator, and secondary and tertiary accesses just off the View St. courtyard and the Cook St. main entrance. With floor-to-ceiling windows lining the unit, it is a focal point of the building and offers fantastic exposure to consistent foot traffic.

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.

AVAILABLE UNIT

Unit 103 - 1175 Cook St 1,277 sq. ft.

Available immediately.

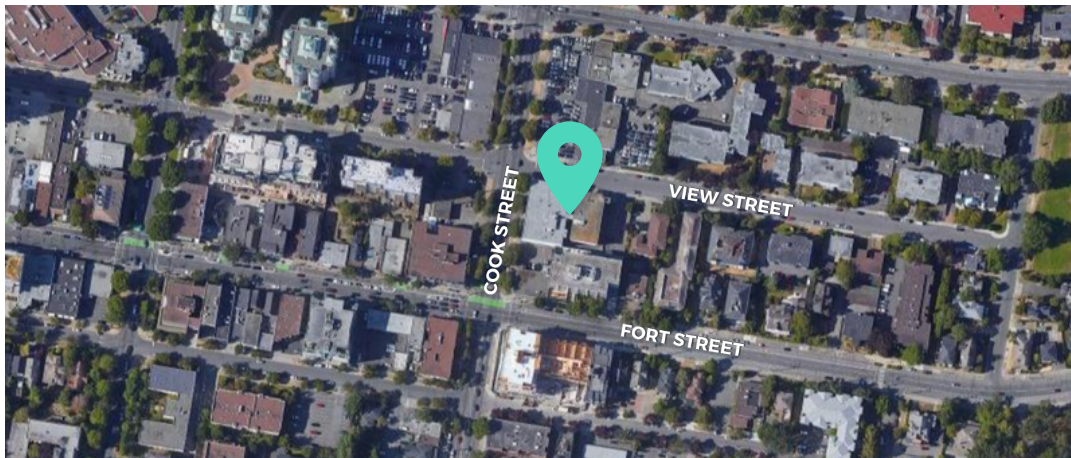
RENTAL RATES

Base Rent: \$23.00 per sq.ft. per annum
Additional Rent: \$13.23 per sq.ft. per annum






**Additional Rent includes property taxes and is as estimated for 2022.*

ZONING

C-1 Limited Commercial District.



Features

-  Parking lot
-  Secure bike lockup
-  Wheelchair accessible
-  Natural light
-  Store frontage

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. 2022.

Unit 103 - 1175 Cook St.

