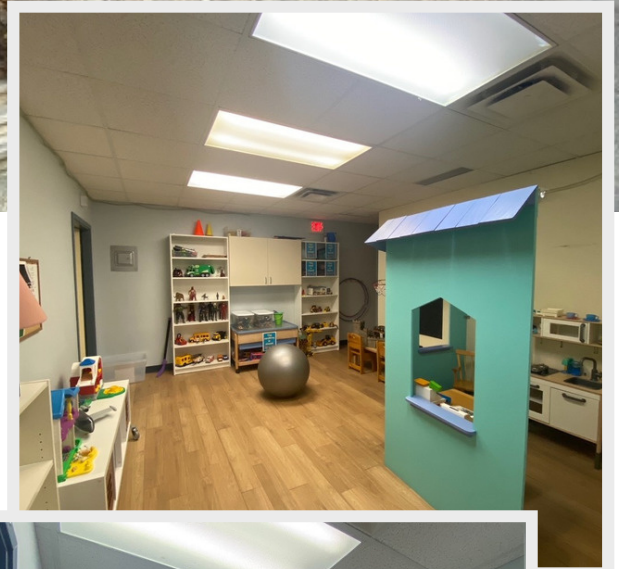


Large Office Space For Lease

DOWNTOWN VICTORIA



FOR LEASE

210 - 1175 Cook Street, Victoria BC

Large office space available on the second floor of Cook Street Professional Building on the corner of Cook & View St. in Victoria.

- Available immediately
- 3,784 sq. ft.
- 12 offices + kitchenette
- Private washroom
- Walking distance to nearby amenities



PROPERTY & LOCALE

This large office unit boasts 12 individual office spaces within the space, 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.

AVAILABLE UNIT

Unit 210 - 1175 Cook St 3,784 sq. ft.

Available immediately.

RENTAL RATES

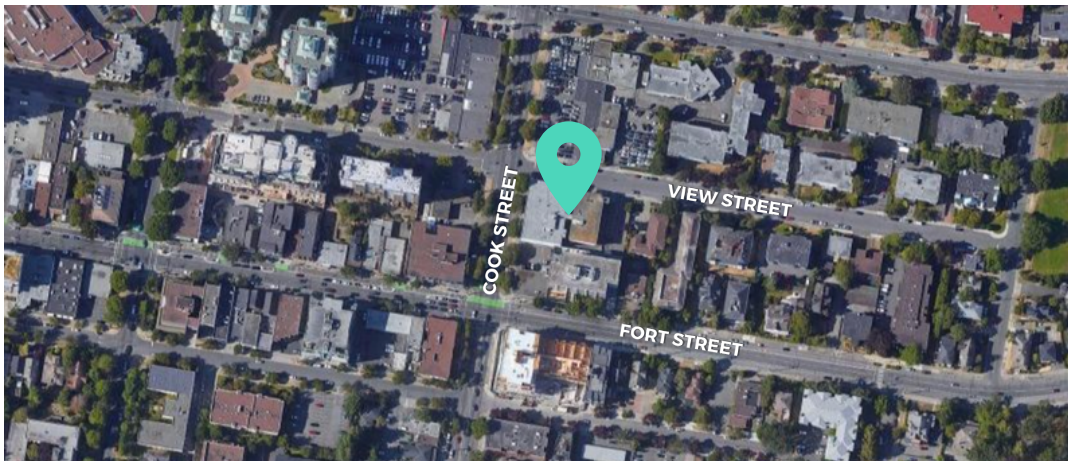
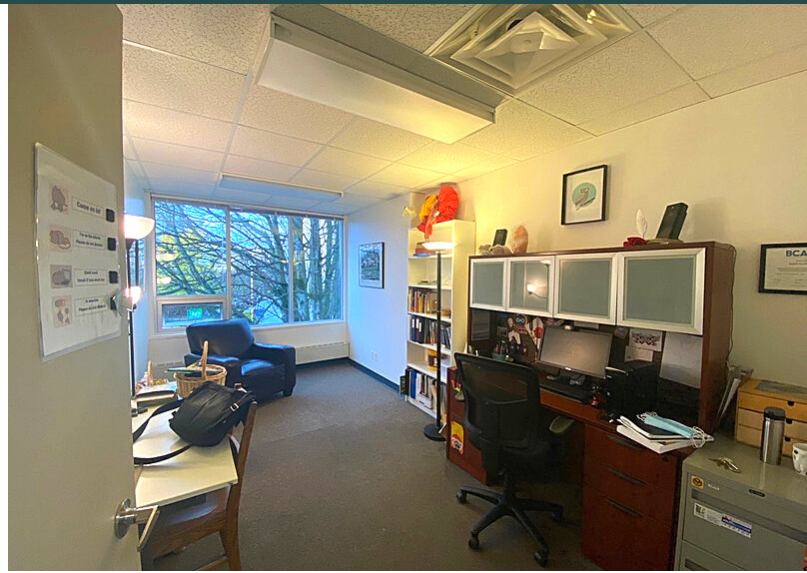
Base Rent: \$18.00 per sq.ft. per annum

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

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.