Large Office Space For Lease
DOWNTOWN VICTORIA

FOR LEASE

228 - 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
- 2,208 sq. ft.
- Large conference & multipurpose rooms
- Corner unit
- Walking distance to nearby amenities

PEMBERTON HOLMES PROPERTY MANAGEMENT
COMMERCIAL LEASING

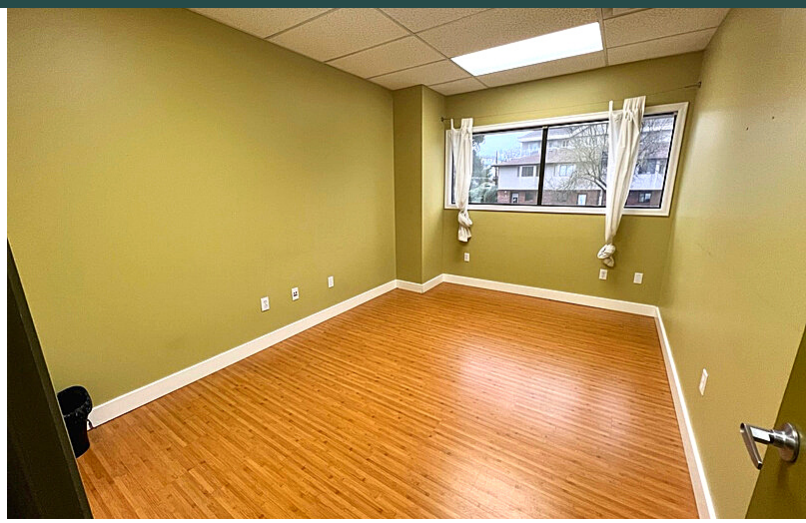
Gail McClymont
Pemberton Holmes Ltd.
(250) 478-9141
gailm@phpm.ca

Clive Townley
Pemberton Holmes Ltd.
(250) 405-6264
ct@islandnet.com

PROPERTY & LOCALE

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.



AVAILABLE UNIT

Unit 228 - 1175 Cook St 2,208 sq. ft.

Available immediately.

RENTAL RATES

Base Rent:	$18.00 per sq.ft. per annum
Additional Rent:	$13.23 per sq.ft. per annum

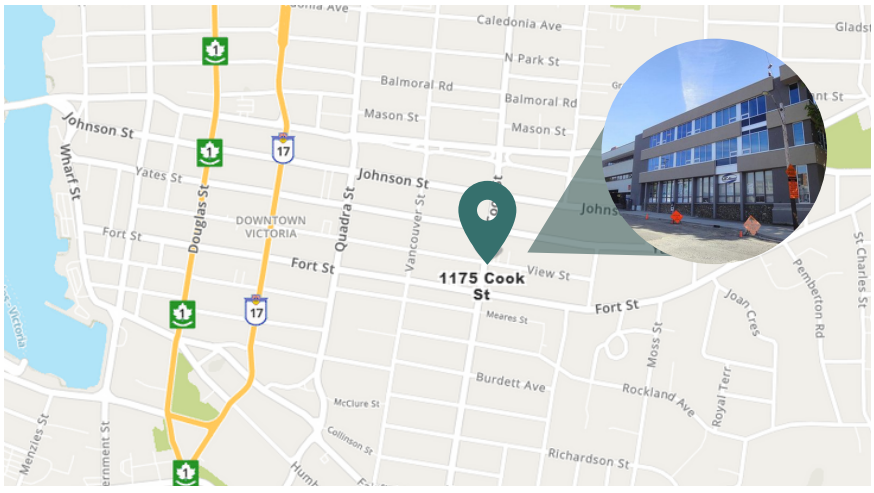
**Additional Rent includes property taxes and is as estimated for 2022.*

ZONING

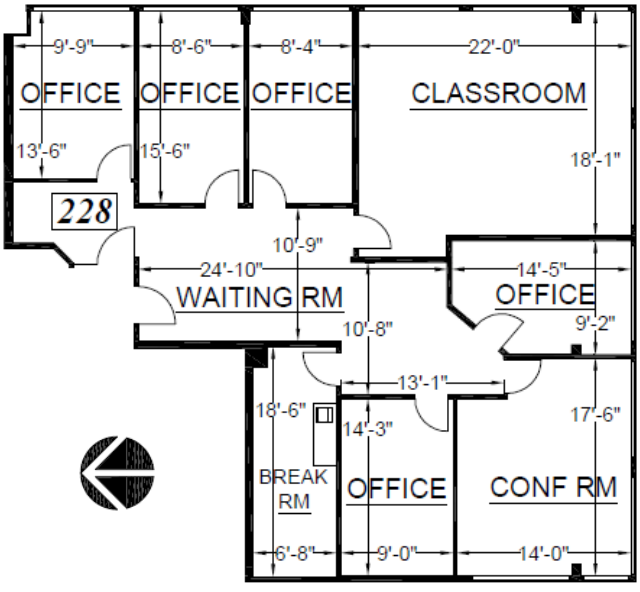
C-1 Limited Commercial District.

FEATURES

- Onsite parking
- Wheelchair accessible
- Secure bike lockup
- Natural light



FLOOR PLAN



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.

PEMBERTON HOLMES PROPERTY MANAGEMENT
COMMERCIAL LEASING

Gail McClymont
Pemberton Holmes Ltd.
(250) 478-9141
gailm@phpm.ca

Clive Townley
Pemberton Holmes Ltd.
(250) 405-6264
ct@islandnet.com