

Large Second  
Floor Space  
Available



# FOR LEASE

2nd Floor - 1623 McKenzie Avenue

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

- Available immediately
- 5,441 sq. ft.
- Private Elevator
- Private washrooms
- Zoned for wide range of uses



## PROPERTY & LOCALE

This large 5,441 square-foot unit encompasses the full 2nd floor of the subject property, known as the University Professional Centre, and located on the corner of McKenzie and Shelbourne, directly across the street from the Tuscan Village shopping centre. The subject unit has its own entrance through a lobby on the main level, as well as a handicap-accessible elevator servicing only the second floor., for this unit's exclusive use and benefit.

## AVAILABLE UNIT

2nd Floor - 1623 McKenzie 5.441 sq. ft.

There are 10 individual office spaces, as well as washroom and shower facilities within the unit. Encompassing the full top level of this 2-storey complex, this unit has large windows surrounding its borders providing substantial daylight.

The subject unit is the largest unit within the complex and offers substantial business exposure with opportunities for signage facing McKenzie & Shelbourne.

**Available now!**

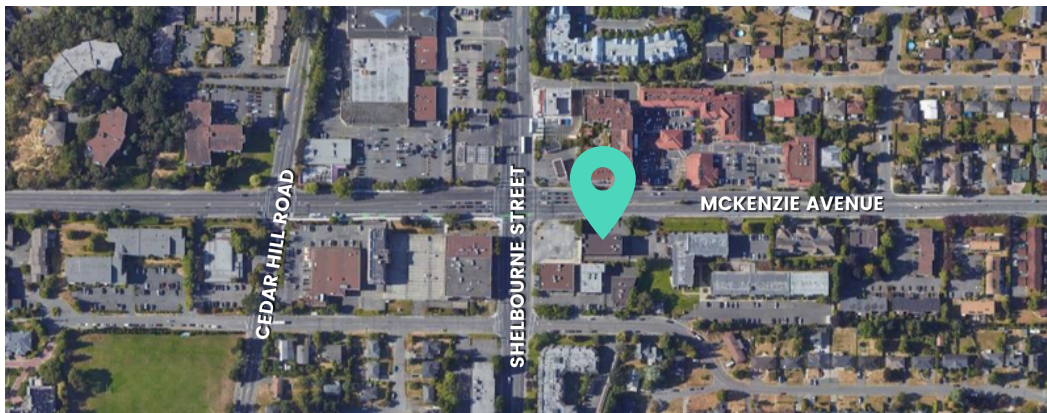
## RENTAL RATES

Base Rent: \$17.50 per sq.ft. per annum  
Additional Rent: \$15.18 per sq.ft. per annum

*\*Additional Rent is as estimated for 2022 and includes Property Taxes.*

## ZONING

The zoning for the subject property through the District of Saanich is C-4, which allows for uses that include but are not limited to: office, medical, daycare (adult, child)



### Features

-  Parking lot
-  Handicap accessible building
-  Private facilities
-  Bike storage onsite
-  Ample natural light
-  Private elevator

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