



FOR LEASE

328 - 1175 COOK STREET, VICTORIA

Medical- or office-use space available for lease on the third floor of a large medical office building on Cook street in downtown Victoria. Ideal for a private practice or small business, this unit is currently built out for a medical use but can easily facilitate a general office use.



Available August 1, 2023



843 square feet



Small kitchenette



Walking distance to nearby amenities



Existing medical-use infrastructure

PROPERTY & LOCALE

On the third floor, East wing of this professional office & medical building, this corner suite is 843 square feet and features a waiting room area, reception desk, back office area with secondary entrance to the unit, 3 office/exam rooms, a small kitchenette and a private washroom. This unit would be ideal for a private practice as it contains existing medical use infrastructure with plumbing, but would also suit a general office use.

Cook Street 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, including daily paid parking and two levels of secured underground parking. This building is handicap accessible with elevator and ramp access to the courtyard. Built in 1963 with an additional East-wing built in 1980, this building is well maintained and professionally managed.

AVAILABLE UNIT

Unit 328 - 1175 Cook St 843 sq. ft.

Available August 1, 2023.

RENTAL RATES

Base Rent: \$19.00 per sq.ft. per annum

Additional Rent: \$13.87 per sq.ft. per annum

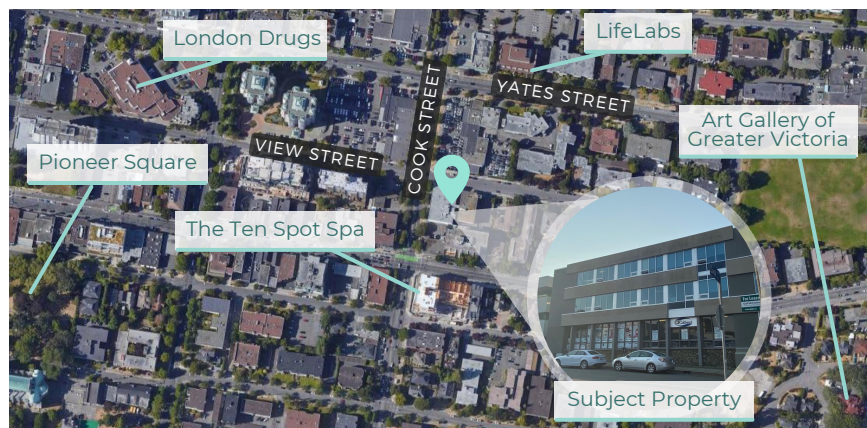
**Additional Rent includes property taxes and is as estimated for 2023.*

ZONING

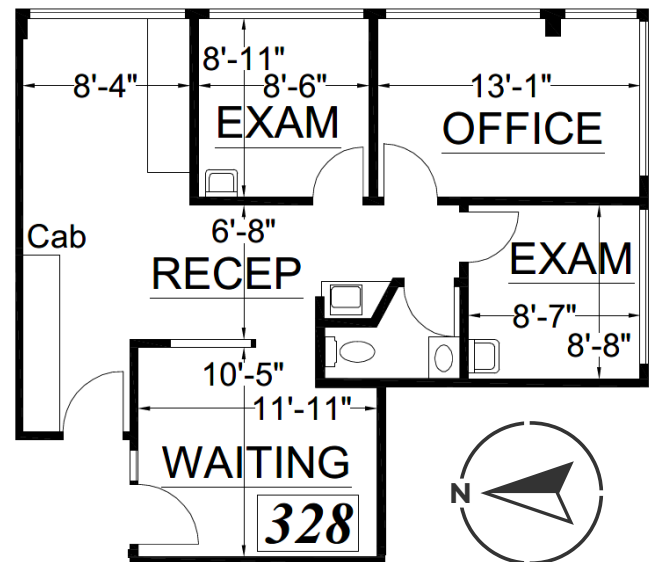
C-1 Limited Commercial District.

BUILDING FEATURES

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



FLOOR PLAN



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