



PEMBERTON = HOLMES LTD =

PROPERTY MANAGEMENT DIVISION

RESIDENTIAL • COMMERCIAL • STRATA

Ground Level Office Space For Lease

Downtown Victoria

102 - 1175 Cook Street



Available October 1, 2023



379 square feet



Accessible building



High foot-traffic and
business exposure zone

SUMMARY

Small office unit available on the ground floor of the large 3-storey Cook Street Professional Building, located on the corner of Cook Street and View Street. The unit is located next to the building's front doors, facing Cook Street, and features floor-to-ceiling windows with privacy screens along the North side of the unit, a front entryway, and two private offices within. Existing privacy films on windows along the unit allow for plenty of natural light while ensuring confidentiality, optimal for counselling or similar type services.

KEY FEATURES



Secure Parking



Proximity to amenities



96 walk score



Optimal building location



PROPERTY & LOCALE

Cook Street Medical Building is a 3-storey professional centre located at 1175 Cook Street between View Street and Fort Street, with street and onsite parking options available, including daily paid parking in an upper lot, and underground secured parking lot available for tenants and monthly parkers. The building is handicap-accessible with elevator servicing all levels, and ramp access to the courtyard. Built in 1963 with an additional East-wing structure built in 1980, this building is well maintained and professionally managed.

With rapid development in nearby lots, the 1100 block of Cook Street continues to accommodate growth in its community, including a new 15-storey condominium building across from the subject property, offering the opportunity for new business from newly migrated locals.



AVAILABLE UNIT

Unit 102 379 sq.ft.

Available October 1st, 2023.

RENTAL RATES

| Base Rent | Additional Rent |
|-----------|-----------------|
| \$19.00 | \$15.01 |

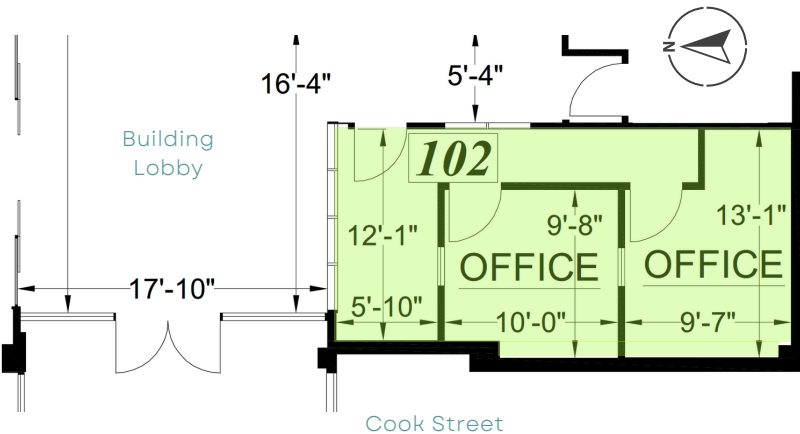
Rates are per sq.ft. per annum. Additional Rent is as estimated for 2024 and includes Property Taxes.



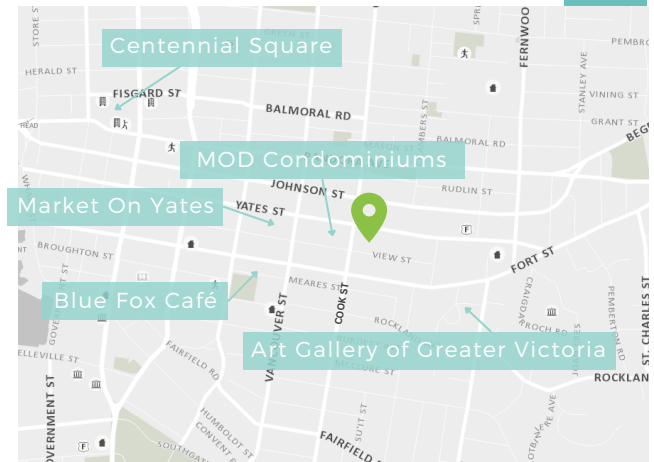
ZONING

C-1 Limited Commercial District

FLOOR PLAN



NEARBY



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