

# Office Unit for Lease in Professional Medical Building

1175 COOK STREET, VICTORIA



New listing



## ABOUT THE UNIT

Lovely west-facing top-floor office unit available in 3-storey downtown medical building, *The Cook Street Professional Building*. The subject unit is 1,295 square feet and features a reception/waiting area, a break room with small kitchenette, and 4 private offices, with smaller 1 office and/or storage room. The west wall of the unit is lined with windows, offering a lot of natural light in all 4 private office rooms.

## KEY FEATURES



Available Oct 1, 2023



Secured parking



1,295 sq. ft.



96 walk score



Proximity to amenities



Ample natural light



## 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 318 1,295 sq.ft.

**Available October 1st, 2023.**

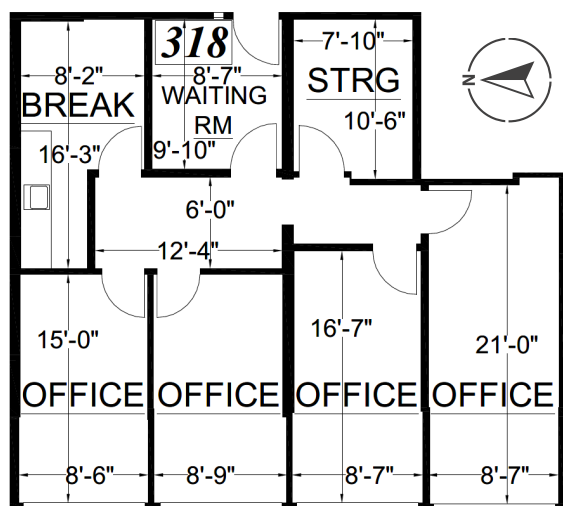
## RENTAL RATES

Base Rent	Additional Rent
\$19.00	\$15.01

Prices above are per square foot per annum.  
*Additional Rent is as estimated for 2024 and includes Property Taxes.*

## ZONING

C-1 Limited Commercial District



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