



**PEMBERTON
=HOLMES LTD=**
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA



277 & 228 - 1175 Cook Street, Victoria

Available at:

JANUARY 2025



Kitchenette(s)



2,208 - 4,510 sq.ft.



Parking options
onsite



Natural light
throughout

ABOUT THE UNITS

Large, versatile office spaces for lease in Cook Street Professional Building on the corner of Cook and View. Both units are available, and can be leased together or separately. Unit 227 is **2,302 sq.ft.** and unit 228 is **2,208 sq.ft.** for an optional total leasable area of 4,510 sq.ft. The units are next to each other and encompass the full East Wing on the second floor. Each unit features several private, windowed private offices, a boardroom/conference room, a kitchenette, and an open lobby/entryway area. Unit 228 is a mix of carpet and LVT and unit 227 is carpeted throughout. Please contact the listing agents to arrange to view.



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 an underground secured parking lot available for tenants and monthly parkers. The parking lots are managed by Robbin's Parking, whose head office is next to the building, and lower monthly parking rates specifically for tenants are available. 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 with several recent upgrades, and is 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, and a new development going up down the block, offering ample opportunity for new business from newly migrated locals.

AVAILABLE UNITS

Unit 227 2,302 sq.ft.

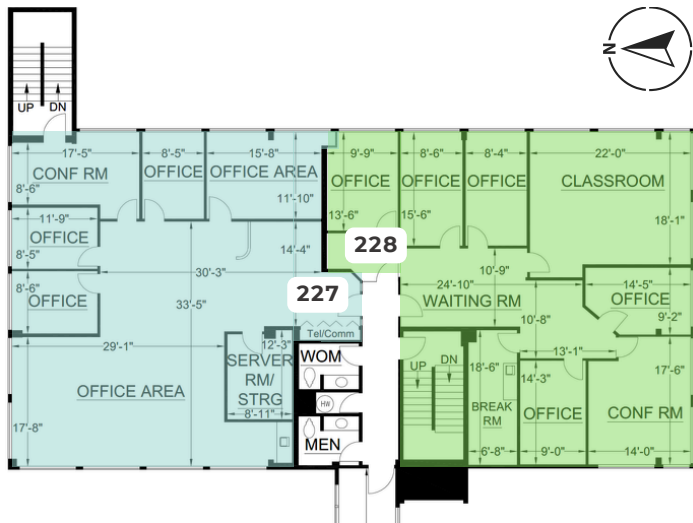
Unit 228 2,208 sq.ft.

Both available January 1, 2025.

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.



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