PEMBERTON HOLMES LTD
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA

DOWNTOWN OFFICE FOR LEASE

OFFICE SPACE FOR LEASE IN PROFESSIONAL CENTRE

227 - 1175 COOK ST
VICTORIA, BC

Availability:
AVAILABLE NOW









FEATURES

- 2,302 sq.ft.
- Professionally managed medical/retail/office building
- Tenant and guest parking options available

SUMMARY

Large, versatile corner office unit available in the Cook Street Professional Building, on the corner of Cook St. and View St. This 2,302 sq. ft. unit is located on the 2nd floor, East Wing of the building, and features five private offices, a server/storage room, large reception area with existing reception counter, kitchenette, and large open co-working office space. The unit has direct access to an emergency exit stairwell and common washrooms adjacent to the space. The subject unit is outfitted with carpet tile and can accommodate a quick turnover.

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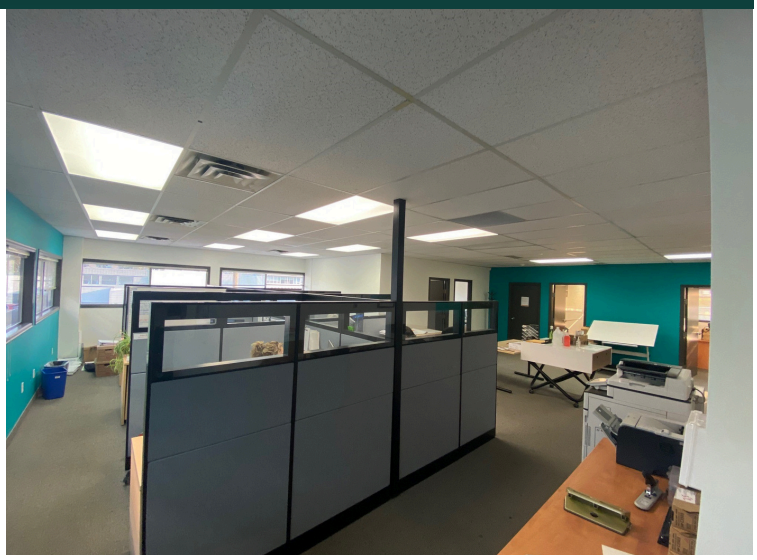
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LOCATION

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 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 (where the subject unit is located), 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 UNIT

Unit 227 2,302 sq.ft.

Available now.



LEASE TERMS

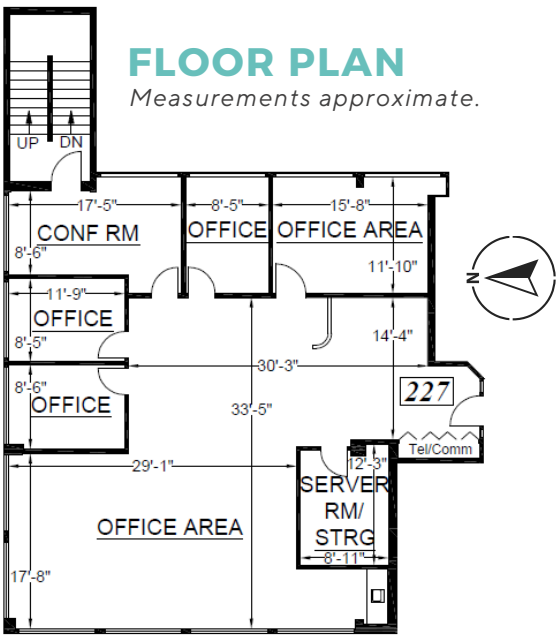
Net Rent	Additional Rent
$19.00	$16.49

Amounts above are per square foot per annum.

Additional Rent is as estimated for 2027 and includes in-unit janitorial, hydro, and property taxes.

FLOOR PLAN

Measurements approximate.



ZONING

C-1 Limited Commercial District
City of Victoria

C-1 LIMITED COMMERCIAL DISTRICT



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