OFFICE SPACE FOR LEASE

DOWNTOWN VICTORIA

PEMBERTON HOLMES LTD
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA









SUMMARY

Top-floor corner office unit available for lease in the Cook Street Professional Centre. Lined with large windows on East, North, and West walls, and featuring a large skylight, the unit is warm and bright. Equipped with several plumbed-in exam rooms, the unit would be well suited to a medical use.

SIZE
1,891 SQFT

AVAILABLE
JUL 1 2026

KEY FEATURES

- Parking Onsite
- Accessible
- Bike Storage
- 5 Existing Exam Rooms
- 2 Private Offices
- Large Skylight

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PROPERTY

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 UNIT

Unit 326 1,891 sq.ft.

Available now.

RENTAL RATES

Base Rent	Additional Rent
$19.00	$16.49

Prices above are per square foot per annum.
Additional Rent is as estimated for 2027 and includes Property Taxes and Hydro.

FLOOR PLAN











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