



## Essencia Verde | Prime Retail Heart of Cook Street Village, Victoria, BC

Exceptional one-of-a-kind retail space on a highly visible corner in Cook Street Village. Located in the heart of Cook Street Village, home to an exceptional range of retailers and services including Poke Fresh, Bubby Rose's Bakery, Bikimbab, TheBeagle Pub, Cook Street Liquor Store, Pharmasave and many others



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For more information, contact:

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# The Opportunity



240 Cook St., Victoria, BC

Rentable Area: #105 – 890 sq. ft.  
#106 – 1,434 sq. ft.

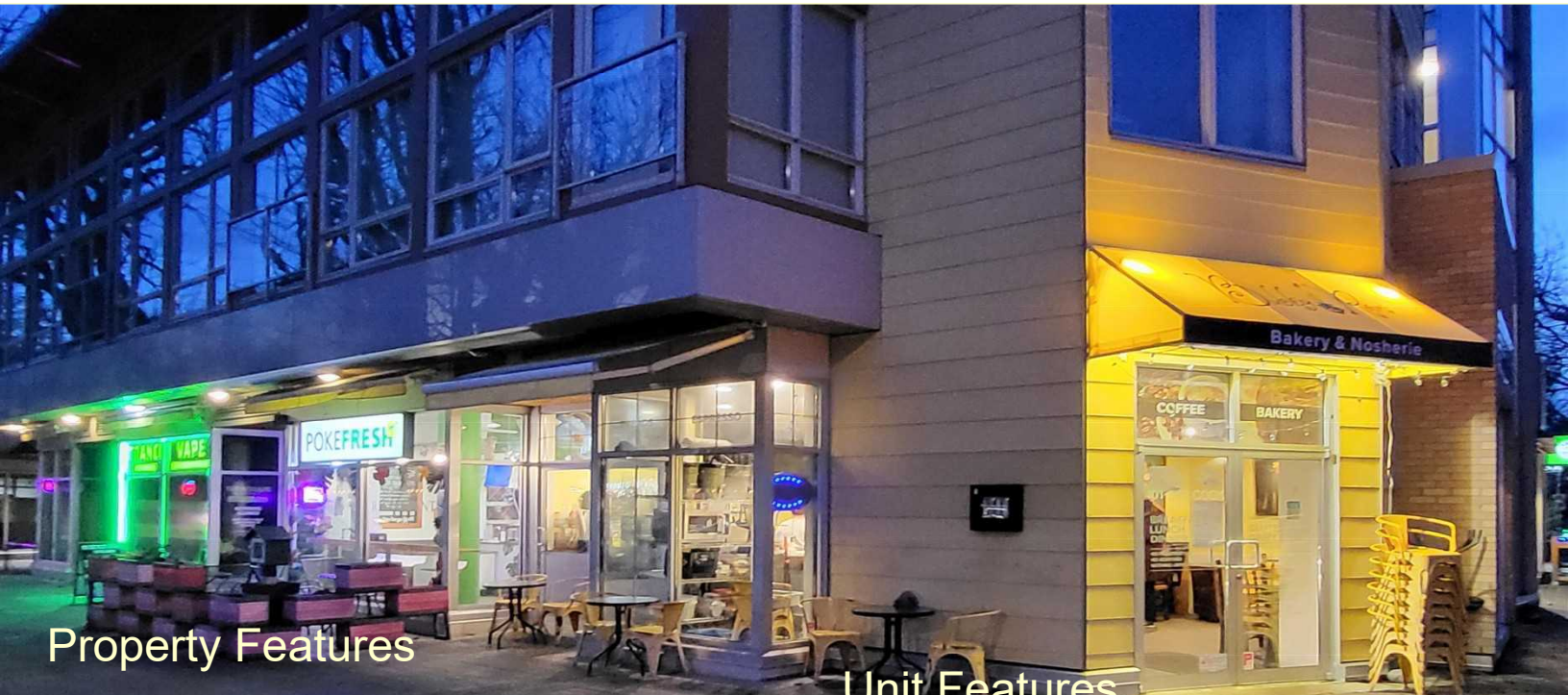
Net Rental Rate: \$48.00/ sq. ft.  
Gross-up for shared common areas

Operating Costs: \$23.295/ sq. ft. (2026)  
*Tenant required to pay hydro, not included in operating costs*

Current Zoning: CD-7/CR-3M  
Commercial Residential Apartment Modified

Availability: Immediate





## Property Features

- Corner unit AVAILABLE
- Exceptional street frontage
- Rear lane access AVAILABLE
- Ample surface and underground parking
- High volume foot traffic
- Join a wide range of exceptional tenants situated in highly desirable Cook Street Village

## Unit Features

- Shared rear loading bay with overhead door
- 2 shared, accessible washrooms
- HVAC servicing premises
- Extensive glazing and multiple entrances
- Ample signage opportunities