



**PEMBERTON  
= HOLMES LTD =**

PROPERTY MANAGEMENT DIVISION

RESIDENTIAL • COMMERCIAL • STRATA

# Office Unit For Lease in Professional Building

Downtown Victoria

214 - 1175 Cook Street



Available as early as  
October 1, 2025\*



778 sq. ft.



Accessible building



Central downtown  
location

## ABOUT THE UNIT

Mid-size second floor office unit available in the Cook Street Professional Building. This functional yet efficient unit features a waiting room/foyer area right off the entry, three private offices, and a multi-use/staff room, with a small sink. This unit would be ideal for smaller medical practices, or professional office space for a small team. Nearby tenants to the unit include a family practice, Coverdale Infusion Clinic, Better Business Bureau, and Victoria Counselling Centre.

## KEY FEATURES



Parking onsite



Proximity to amenities



97 walk score



Well managed and  
maintained building





## 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 with lower monthly parking rates specifically for tenants 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 214 778 sq.ft.

**Available as early as October 1, 2025.**

*\*Unit is currently tenanted until March 1, 2026 but earlier tenancy may be negotiated.*

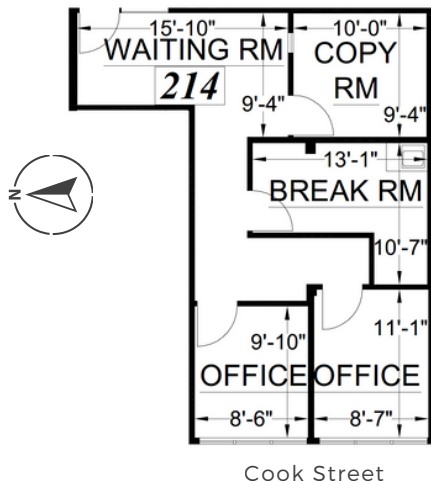
C1 - Limited Commercial District Zoning

## RENTAL RATES

| Base Rent            | Additional Rent |
|----------------------|-----------------|
| Starting at: \$21.00 | \$15.76         |

Prices above are per square foot per annum.  
*Additional Rent is as estimated for 2025 and includes Property Taxes.*

## FLOOR PLAN



## NEARBY



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