

# MEDICAL OR OFFICE SPACE FOR LEASE

DOWNTOWN VICTORIA



**AVAILABLE:** SEPTEMBER 1, 2026

**ADDRESS:** 202 - 1175 COOK ST, VICTORIA

**SIZE:** 829 SQ.FT.

## SUMMARY

Well sized office unit for lease on the second floor of Cook Street Professional Building. Best suited for a medical use as subject unit is built out with existing plumbed-in exam rooms.

Zoning allows for a variety of uses and the building is a multi-use complex with good opportunity for business exposure and growth.

## KEY FEATURES



Parking Onsite



Accessible Building



Walk Score 94



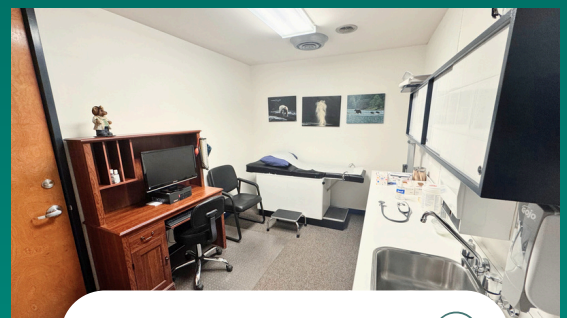
Bike Storage



Existing Exam Rooms 3



Private 2pc Wshrm



## 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 202 829 sq.ft.

Available September 1, 2026.

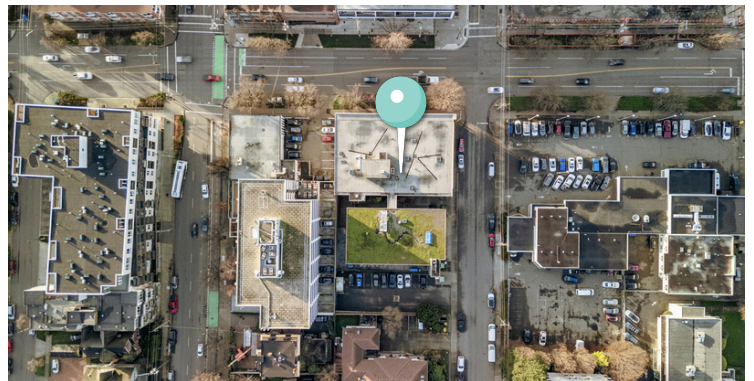
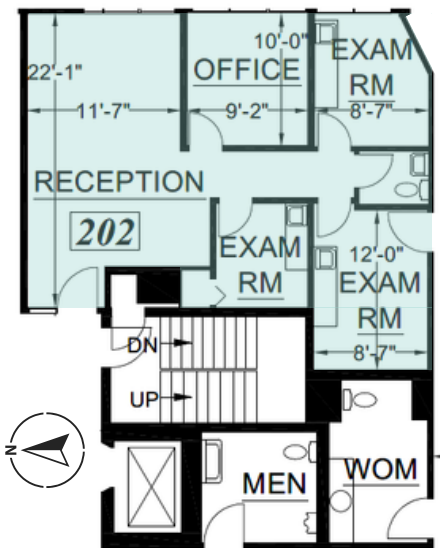
## RENTAL RATES

Base Rent	Additional Rent
\$21.00	\$15.83

Prices above are per square foot per annum.

Additional Rent is as estimated for 2026 and includes Property Taxes and Hydro.

## FLOOR PLAN



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