

OFFICE SPACE FOR LEASE

Renovated Downtown Offices w/Parking

1175 Cook Street, Victoria B.C.



Location: The property is located on the southeast corner of Cook and View Streets, within the popular Harris Green neighborhood, just east of Victoria's downtown core.

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Comments:

- 5 units at 1175 Cook Street available totaling approximately 6,275 sf
- Cook Street Village & Harris Green Neighborhood, London Drugs, YMCA, Starbucks and Moxie's right across the street
- Underground secured parking \$95per/mnth, Reserved \$125per/mnth

DTZ Barnicke
888 View Street
Victoria, BC, V8W 1K2

Tel. (250) 382-3400
Fax. (250) 382-1333

Net Rent: ▪ Competitive rental rates - \$16.00 sq.ft. net
Taxes & Op. Costs: ▪ \$10.69/sq.ft.(2009)Utilities included!

www.dtzbarnicke.com

Location

The subject property is located on the southeast corner of Cook and View Streets, just four blocks east of the Downtown Victoria's financial core, and a half block off of Fort Street. It is within close proximity to the Harris Green Neighborhood, Antique Row and Cook Street Shopping Village, an eclectic neighborhood just blocks from Beacon Hill Park and Dallas Road. A myriad of specialty retail shops, cafes and restaurants and other services abound on the adjacent streets, providing a wide range of amenities within easy walking distance of the subject property. Nearby restaurants include Moxie's Bar & Grill, J.J. Wonton Noodle House and the Blue Fox Café. The subject property's proximity to the city centre, access to transit and its urban streetscape make it a desirable place to work.



The Building

The subject comprises two office buildings (approximately 36,000 sq.ft. gross) connected internally by a covered walkway together with a surface parking lot and underground secure parkade (totaling 64 stalls). The subject is approximately 92% occupied by a variety of tenants, some of the better known ones being Better Business Bureau, Rexall Drugs and GIC Direct

Neighbourhood

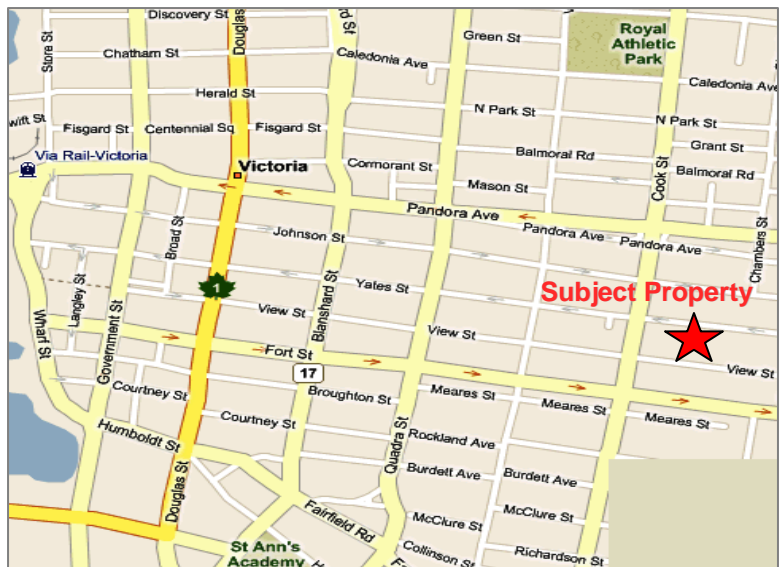
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Upward view from Atrium



Underground Secure Parking



London Drugs



BCAA/Starbucks



YMCA



Victoria BMW



Mosaic Building



List of Available Units are as Follows:

<u>Address</u>	<u>Size (sf)</u>	<u>Net Rent</u>
109 Cook	375	\$16.00
214 Cook	900	\$16.00
227 Cook	4000	\$16.00
322 Cook	600	\$16.00
326 Cook	400	\$16.00

* Floor Plans and Descriptions Available Upon Request

- **Unit #109**-This office is a great option for a small company who requires an office presence in Downtown Victoria. The space is in an open plan layout but the Landlord will turnkey the space to suit tenant's layout requirements. Available immediately.
- **Unit #227**-This office has Multiple enclosed offices, reception area, open work area, boardroom, storage and kitchen. Landlord will turnkey the space to suit tenant's layout requirements. Available immediately.
- **Unit #322**-This office is nicely finished with a reception/waiting area, three private exam rooms with sinks and one private office. Very bright space with a huge skylight! Available immediately.
- **Unit #326**-This office is nicely finished with new carpet and paint in an open plan layout. The Landlord will turnkey the space to suit tenant's layout requirements. Available immediately
- **Unit #214**-This office is nicely finished with new carpet and paint in an open plan layout. The Landlord will turnkey the space to suit tenant's layout requirements. Available immediately.

For more information, please contact:

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