



## Beautifully Renovated Downtown Offices with Parking

**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.

**Comments:**

- 2 units at 1175 Cook Street available
- 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

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

**Anne Tanner**  
anne.tanner@dtzbarnicke.com

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

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

[www.dtzbarnicke.com](http://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 building is occupied by a variety of tenants, some of the better known ones being Better Business Bureau, Rexall Drugs and GIC Direct

## Neighbourhood

Located on the boundaries of the Harris Green neighbourhood in the City of Victoria. Harris Green is a lively and dynamic neighbourhood.

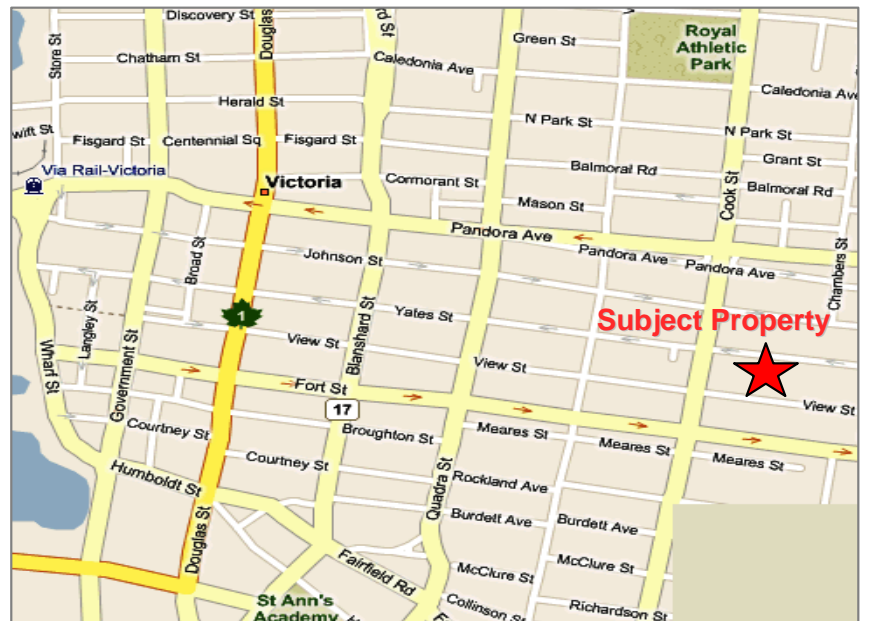
There has been significant residential developments completed over the last 10 years resulting in a fifty percent increase in the population of Harris Green. Harris Green's proximity to the city centre, access to transit, and its urban streetscape make it a desirable place to live and work. Just a block away from the subject property is the Harris Green Village, which serves as a commercial and social hub, boasting diverse amenities such as gourmet shopping at the Market on Yates, a variety of personal service companies, restaurant/cafes and specialty shops.



Upward view from Atrium



Underground Secure Parking



London Drugs



BCAA/Starbucks



YMCA



Victoria BMW



Mosaic Building



**List of Available Units are as Follows:**

<u>Units</u>	<u>Size (sf)</u>	<u>Net Rent</u>
101 Cook	563	\$16.00
227 Cook	817	\$16.00

\* Floor Plans and Descriptions Available Upon Request

- Unit 101 – 563 sf. Brand new finished ground floor office space with above height ceilings and very useable floor plan for a small office user. Separate entry way with reception/waiting area, two private offices with window view providing lots of natural light, a storage supply room and a private washroom. Underground secured parking available as well as client surface parking.
- Unit 227 – 817 sf. Well laid out 2nd floor office space with three private offices, kitchen/lunchroom/storage room and a nice reception area, with room for a few workstations. The space is in the process of being renovated and will be brand new space with great finishes for a small office tenant to move into immediately. This space can be easily accessed via stair and or elevator. Underground secured parking available as well as client surface parking.



**For more information, please contact:**

**DTZ Barnicke**  
**Anne Tanner**

**Cell: (250) 882-4102**

**Tel: (250) 382-3400**

**Fax: (250) 382-1333**

Information contained herein has been obtained from the owners or sources deemed reliable by DTZ Barnicke Victoria Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.