

**200 COOK STREET
VICTORIA, B.C.**

FOR LEASE

BOUTIQUE OFFICE/RETAIL SPACE



Property Features

- Located in Cook Street Village – Victoria's most popular neighbourhood!
- 12" open air ceilings
- Patio Space
- Excellent pedestrian walk-by traffic
- High end, trendy neighborhood
- Parking available
- Available immediately



Anne Tanner
Executive Vice-President
250.882.4102
anne.tanner@royallepage.ca

Royal LePage Commercial
200-535 Yates Street
Victoria, BC V8W 2Z6
www.royallepagecommercial.com

200 COOK STREET VICTORIA, B.C.

I FOR LEASE

BOUTIQUE OFFICE/RETAIL SPACE

Location

- 200 Cook Street is a brand new mixed use development located in the heart of Cook Street Village, in Victoria, B.C. Cook Street Village is known as Victoria's leading "trendy" boutique neighbourhood shopping area, located approximately 3 minutes from Downtown and a 3 minute walk to the seawall at Dallas Road. The neighbourhood is home to a number of well established local and national businesses capitalizing on a high net worth neighbourhood with lots of pedestrian traffic. These businesses include retailers such as Big Wheel Burger, Starbucks, The Beagle Restaurant & Pub, as well as the Cook Street Liquor Store, Paws & Claws Pet Food Store, Island Poke Bar and many other clothing retailers. The village also has many higher end medical tenants such as the Cook Street Laser Clinic, West Coast Refillables and many more. Cook Street Village has consistent foot traffic from morning to night straight through the week, as well as high drive by traffic and lots of parking areas. Cook Street Village is also a corridor for residents of Fairfield and Downtown Victoria walking and driving to and from the sea wall at Dallas Road. Dallas Road is Victoria's most popular walk by the water, and hosts dog parks, kids play areas, bicycle lanes, etc.

Asking "Net" Lease Rate: \$50.00 per rentable SF/annum

Additional Rent: \$13.00 per rentable SF/annum

Unit 102: 550 Rentable SF (approx.)

- Retail and/or office space located on the ground floor, with 12" open high ceilings and windows providing lots of light and merchandising space. The space is currently finished as a live/work unit with a brand new laundry area, washroom, and kitchen. The space also features an outdoor patio area with exposure onto Cook Street.
- Approximately \$2,900 per month gross

Unit 112: 700 Rentable SF (approx.)

- Retail and/or office space located on the ground floor, with 12" open high ceilings and windows providing lots of light and merchandising space. The space is currently in shell condition and is ready to be built out to the tenant's specifications. The space also features an outdoor patio area with exposure onto Cook Street.
- Approximately \$3,700 per month gross

Parking

- Parking stalls are available for rent in the building underground parkade
- \$150.00 per parking stall/month

**ANNE
TANNER**

Not intended to solicit sellers or buyers currently under contract. All offices are independently owned and operated, except those marked as "Royal LePage Real Estate Services Ltd.", "Royal LePage West Real Estate Services" and "Royal LePage Sussex". *Royal LePage is a registered trade-mark used under license. ©2019 Brookfield Real Estate Services Manager Limited. All Rights Reserved.