

For Lease

CBRE



1190/1194

C O O K S T R E E T

Brand New Retail Space | 1,218 SF

# Join the Harris Green District






## Retail Space | For Lease

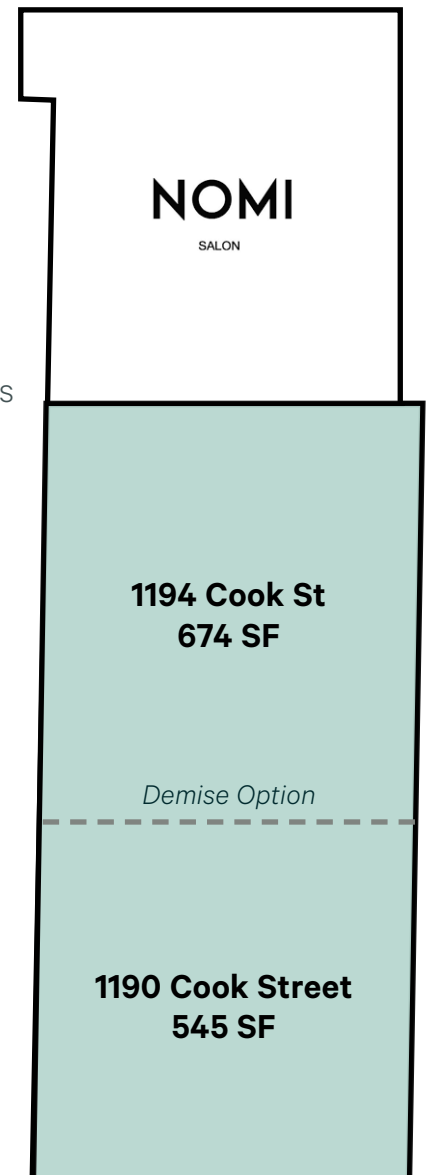
CBRE Victoria is excited to present a brand-new retail unit at The Mod, located at 1190/1194 Cook Street in the heart of Harris Green. This unit features 1,218 sq. ft. of open-plan space and impressive large storefront windows. Tenants will benefit from 15 stories of residential units above, several new and upcoming developments nearby, and outdoor signage opportunities. With flexible Harris Green District zoning, this unit can accommodate a variety of retail businesses.

### Highlights

- ✓ Prime location in the heart of Harris Green
- ✓ Demisable floor plan
- ✓ Strong and diverse nearby tenants
- ✓ Ample foot, vehicle, and bicycle traffic
- ✓ Easily accessible location
- ✓ Large storefront windows and signage opportunities

### Property Details

-  **AVAILABLE AREA**  
1,218 SF  
1194 Cook Street: 674 SF  
1190 Cook Street: 545 SF
-  **ASKING NET RENT**  
Contact Listing Agents
-  **ADDITIONAL RENT**  
\$18.50 PSF (2024 estimate)
-  **AVAILABILITY**  
Immediately
-  **ZONING**  
R-48: Harris Green District



# Location

**★ Subject**  
1190/1194 Cook Street, Victoria, BC

## Cafes + Restaurants

- 1 Subway
- 2 The Breakfast Shop
- 3 Bubby Rose's Bakery & Cafe
- 4 JOIE Grillades
- 5 Picnic Too
- 6 The Mantra Indian Cuisine
- 7 Sally Bun
- 8 J & J Wonton Noodle House
- 9 Ox King Noodles
- 10 Moxies
- 11 Bin 4 Burger Lounge
- 12 Cafe Brio
- 13 Blue Fox Cafe
- 14 Sen Zushi

## Shopping

- 1 Luna Collective
- 2 Fort Street Vintage
- 3 Fort Street Cycle
- 4 Heart and Sole Shoes
- 5 London Drugs
- 6 Market on Yates
- 7 The Vend Collective

## Services

- 1 Nomi Salon
- 2 Island Eyecare Optometrist
- 3 Diversified Health Clinic
- 4 Agile Integrated Health
- 5 Victoria Compounding Pharmacy
- 6 LalliCare Pharmacy

## New & Future Developments

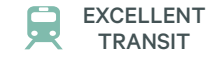


97



Daily errands do not require a car.

88



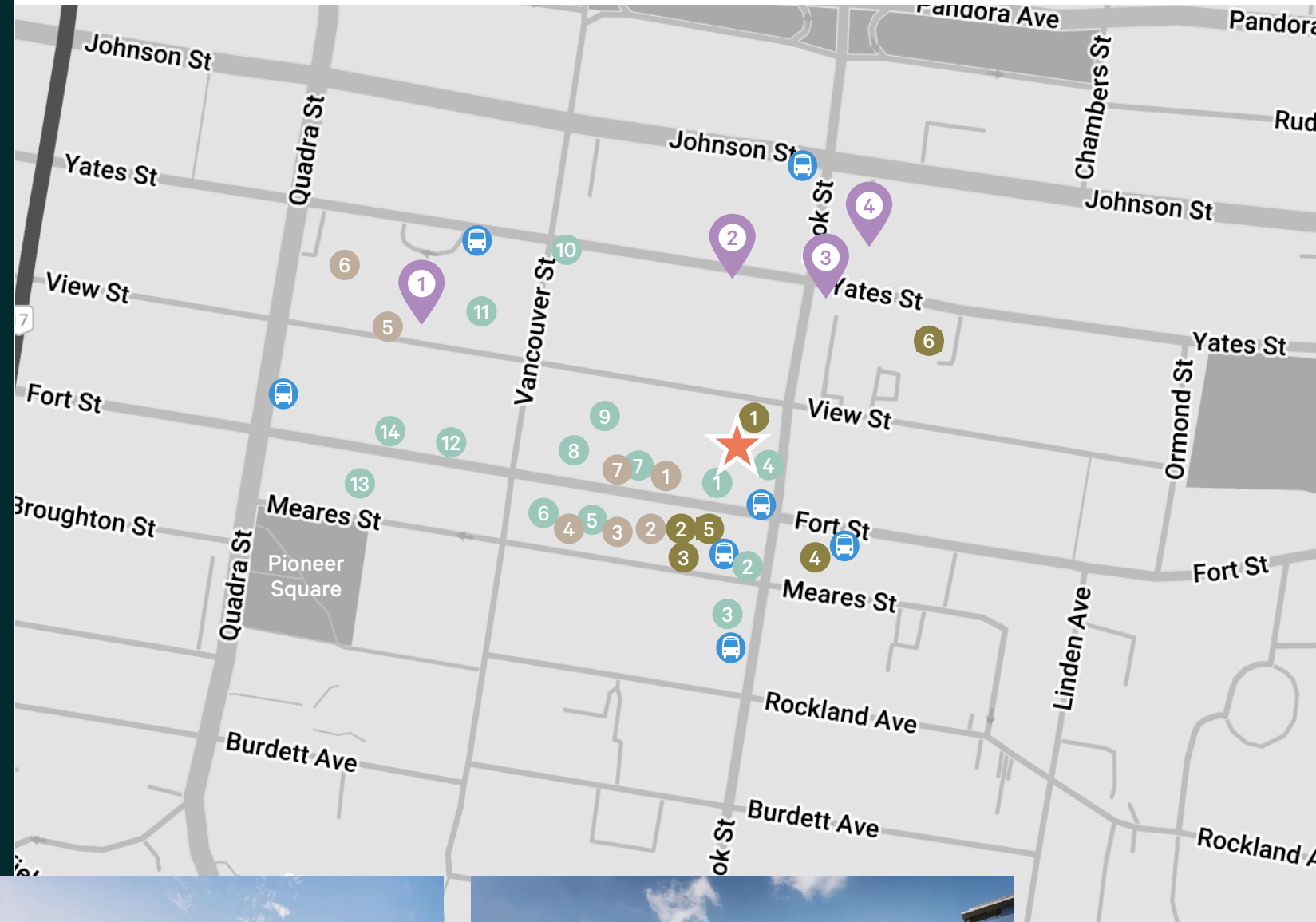
Transit convenient for most trips.

97



Daily errands can be accomplished on a bike.

SOURCE: WALKSCORE.COM



JOIN THE HARRIS GREEN DISTRICT

**CBRE**

**mod**

1190/1194 COOK STREET



## CONTACT US

### Mitch Bryan

Associate  
Advisory & Transaction Services  
mitch.bryan@cbre.com  
250 385 1225

### Jeff Lougheed

Vice President  
Advisory & Transaction Services  
jeff.lougheed@cbre.com  
250 386 0001

**CBRE**

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria, BC, V8W 1L8 | 250 386 0000

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