

FOR LEASE | RETAIL
78 EAST 2ND AVENUE
VANCOUVER, BC



- ▶ **1,940 SF Unique Retail/Production/Showroom Space**
- ▶ **The Quigley Building**
- ▶ **Street-Level Retail Space with High Visibility**
- ▶ **Walking Distance to SkyTrain Station**

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Available Area

1,940 SF ground floor

**All measurements are approximate and must be verified by the tenant.*

Zoning

I-1 (Light Industrial)

Asking Lease Rate

\$40.00 PSF NNN

Taxes & Operating Costs

\$18.50 PSF (2026 estimate)

Lease Term

3 to 5 years or longer

Availability

February 1, 2027

Features

- High ceilings
- Common loading areas
- Updated secure lobby
- Heavy electrical service
- Double-glazed windows
- Sandblasted bricks and wood beams
- Fully sprinklered building
- Passenger elevator
- Flexible modern open layout
- Signage
- Private handicap washrooms
- Air conditioned HVAC system

Opportunity

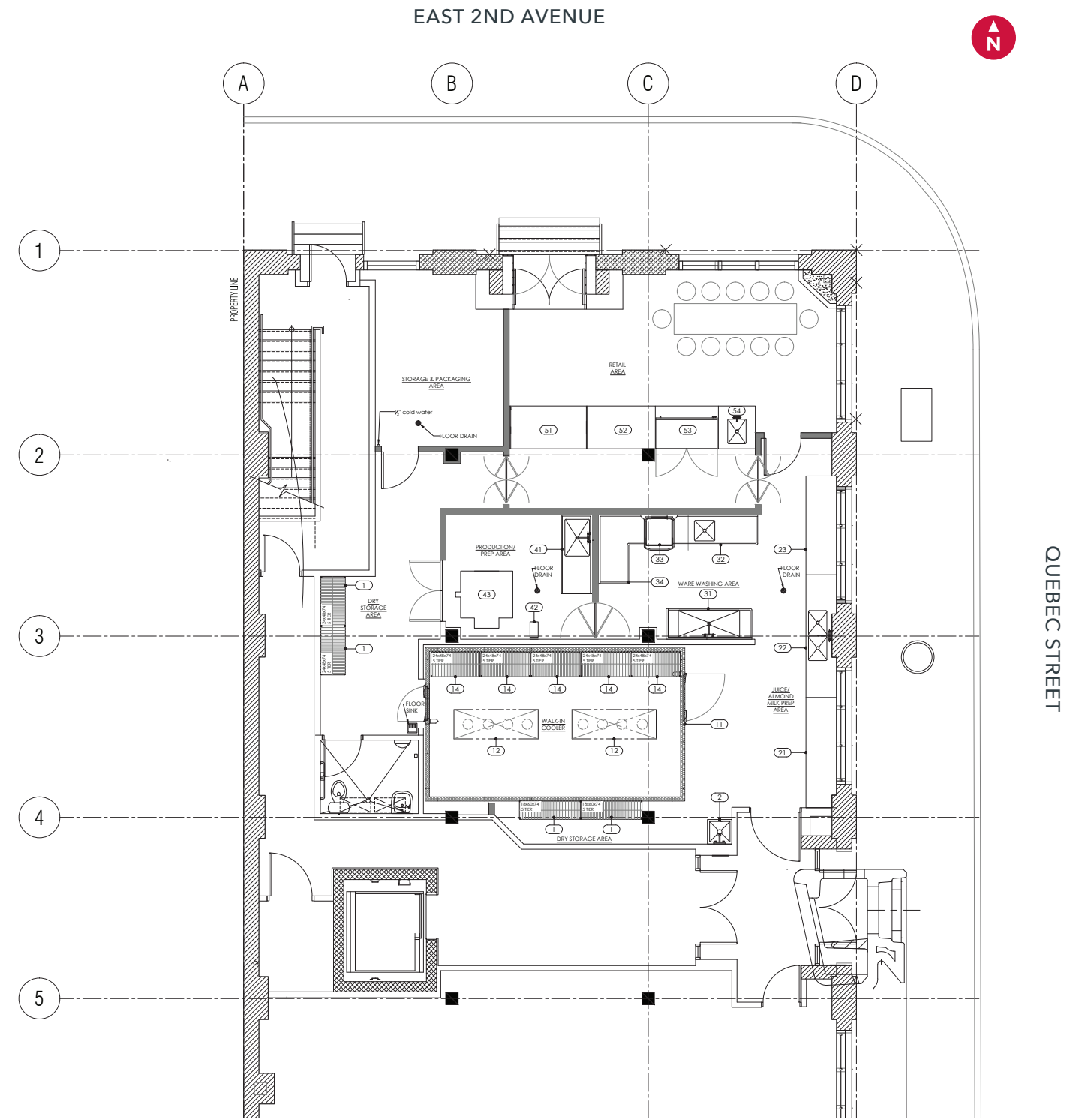
Prime opportunity to lease a unique commercial space comprising retail/showroom/manufacturing space in False Creek’s bold and contemporary Quigley building, located along high-visibility East 2nd Avenue and Quebec Street. This 1,940 SF ground floor unit is exceptionally well-positioned to accommodate a wide range of commercial uses, featuring vaulted ceilings with open ductwork, polished concrete floors, designer lighting, brick and beam, grade level loading, storage, food manufacturing space, as well as office space. The premises is also approved for limited-service food establishment and is fully-improved and ready for occupancy.

Location

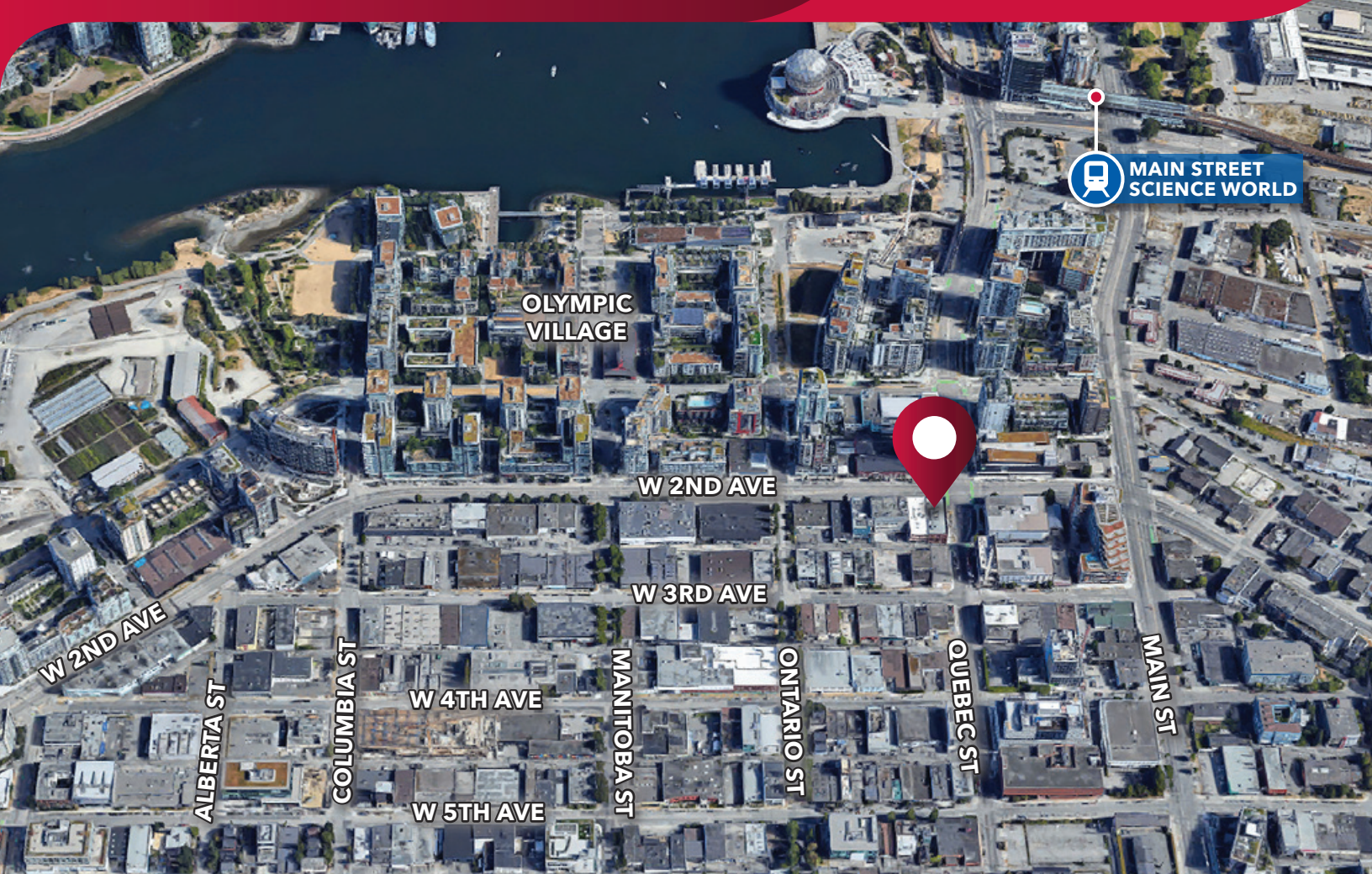
78 East 2nd Avenue is centrally located in Vancouver’s most vibrant mixed-use communities at the crossroads of Vancouver’s Mount Pleasant and False Creek Flats neighbourhoods, an area that continues to evolve as one of the city’s most dynamic employment and innovation hubs. Positioned just west of Main Street and minutes from the Olympic Village, the property is surrounded by a diverse mix of creative businesses and offers exceptional connectivity, strong residential density, and a growing commercial presence. The area is known for its vibrant, entrepreneurial character, complemented by an abundance of popular restaurants, cafes, breweries, and neighbourhood amenities along 2nd Avenue and throughout Mount Pleasant.



Floor Plan



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CELEBRATING OVER
50
YEARS IN VANCOUVER