

FOR LEASE | OFFICE
1778 WEST 2ND AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **701 SF Second Floor Office Space**
- **The Armoury District**

THE
ARMOURY
DISTRICT



Location

The property is located in the Armoury District – the area is with the Granville and Burrard Street districts. This area is populated by many high end service and retail businesses, including Ferrari, Lamborghini, Audi, Jaguar, Land Rover, Weissach Porsche dealerships, architects, design studios, and Living Space, Brougham Interiors, Creative Home Furnishings, Bradford Hardware, East Indian Carpets, Ann Sacks, Prado Cafe, Bel Cafe, Luminosa Lighting, Banner Carpets are located close by.

Howard Malchy

Personal Real Estate Corporation

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Zoning

IC-1 (Commercial)

Highlights

- ▶ Located in the Armoury District
- ▶ Prime location at West 2nd Avenue & Burrard Street
- ▶ Minutes away from Downtown Vancouver
- ▶ In close proximity to many high end retail and service businesses
- ▶ Located close to Granville Island

Parking

Available at \$125.00 per stall

Available Area

Suite 300A – 701 SF

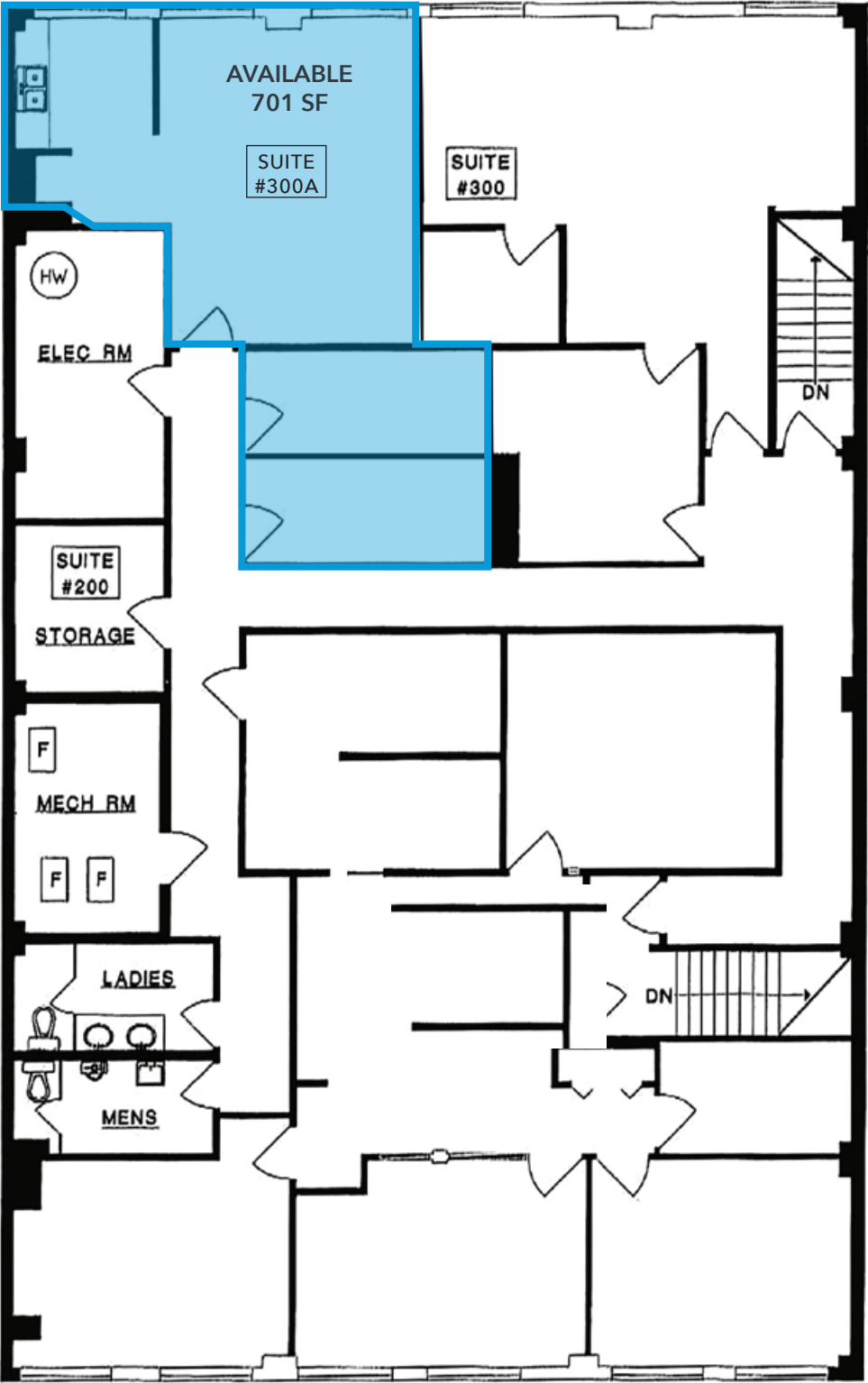
Rental Rate

\$30.00 PSF

Taxes & Operating Expenses

\$15.50 PSF (2026 estimate)

Second Floor Plan



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AMES
TILE & STONE

ANN SACKS

CREATIVE HOME
furnishings



Rēdi
KITCHEN
STUDIO INC



East India Carpets

stone tile

LIVINGSPLACE

brougham
interiors

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CELEBRATING OVER
50
YEARS IN VANCOUVER