LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

▸ **701 to 1,486 SF Second Floor Office Space**
▸ **The Armoury District**

THE ARMOURY DISTRICT **A**

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

A THE ARMOURY DISTRICT

LA LEE & ASSOCIATES
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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 300 Option A	701 SF
Suite 300 Option B	785 SF
Suite 300 Total*	1,486 SF

Option A and B can be combined for one tenancy.

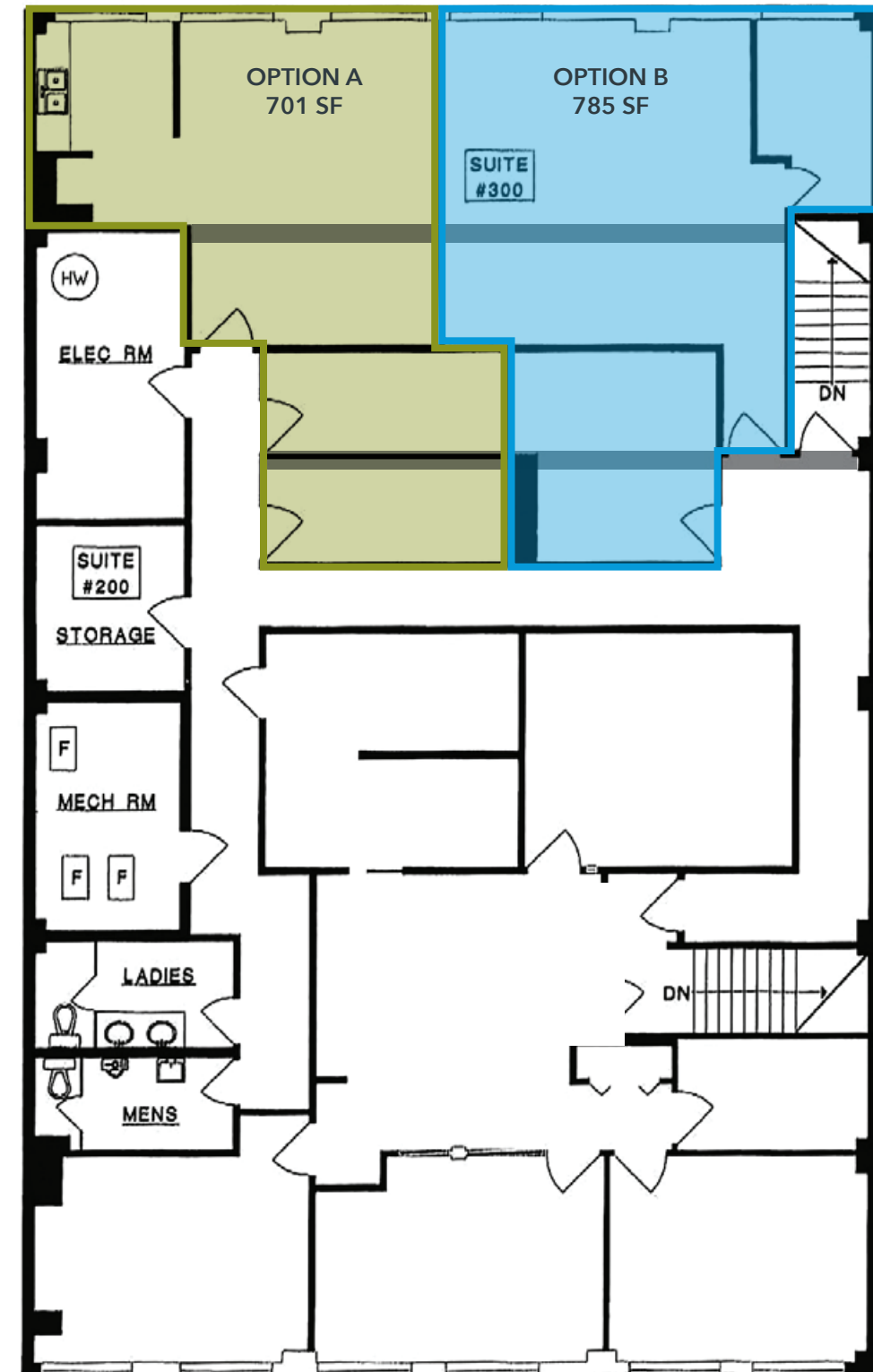## Rental Rate

$30.00 PSF

Taxes & Operating Expenses

$13.50 PSF (2024 estimate)

Second Floor Plan

OPTION A
701 SF

OPTION B
785 SF

SUITE #300

HW

ELEC RM

SUITE #200

STORAGE

F

MECH RM

F   F

LADIES

MENS

DN

DN

Ceiling beams

BURRARD ST

W 2ND AVE

SUBJECT

WEST END • DOWNTOWN • BURRARD ST BRIDGE • YALETOWN • GRANVILLE ISLAND

SUBJECT

W 3RD AVE • W 4TH AVE • PINE ST • BURRARD ST • W 5TH AVE

AMES TILE & STONE • ANN SACKS • CREATIVE HOME furnishings • Ferrari • MASERATI • Rëdl KITCHEN STUDIO INC

Reckless • AURELIA • LAMBORGHINI • Bel Café • East India Carpets • LIVINGSPACE • stone tile • brougham interiors

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CELEBRATING OVER
50
YEARS IN VANCOUVER