

FOR LEASE | OFFICE
#210 - 1669 WEST 3RD AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- 1,977 SF Second Floor Office Space
- 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

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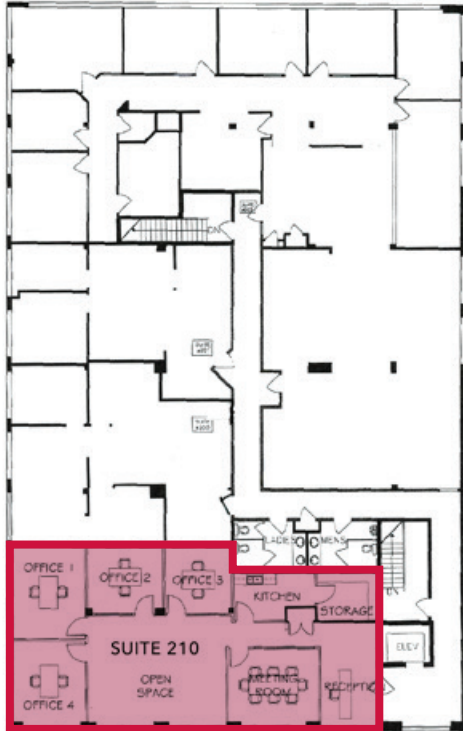
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SECOND FLOOR PLAN



West 3rd Avenue



Zoning

IC-1 (Industrial Zoning) allows for light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. Specific uses include office, retail, manufacturing, storage, and wholesale.

Available Space

1,977 SF

Rental Rate

\$26.00 PSF per annum

Taxes & Operating Costs

\$15.57 PSF (2024)

Highlights

- ▶ Prime location at West 3rd and Pine Street
- ▶ Minutes away from Downtown Vancouver
- ▶ Functional layout of open plan and private offices
- ▶ Boardroom
- ▶ In close proximity to many high-end retail and service businesses
- ▶ Located close to Granville Island
- ▶ On-site property management
- ▶ Fully air conditioned
- ▶ Convenient street parking
- ▶ Kitchen area
- ▶ Elevator
- ▶ Secure underground parking at prevailing market rates

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