

FOR LEASE | OFFICE
#201 - 1685 WEST 4TH AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **6,777 SF Office Space in the Armoury District**
- ▶ **Fully Renovated with Nicely Appointed Finishes**
- ▶ **Minutes from Granville and Burrard Street Bridges**

Location

The subject property is located on the corner of West 4th Avenue and Pine Street at the entrance to Granville Island. This two-storey building offers excellent frontage with high visibility and great exposure from the Granville Street Bridge off-ramp and 4th Avenue.

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

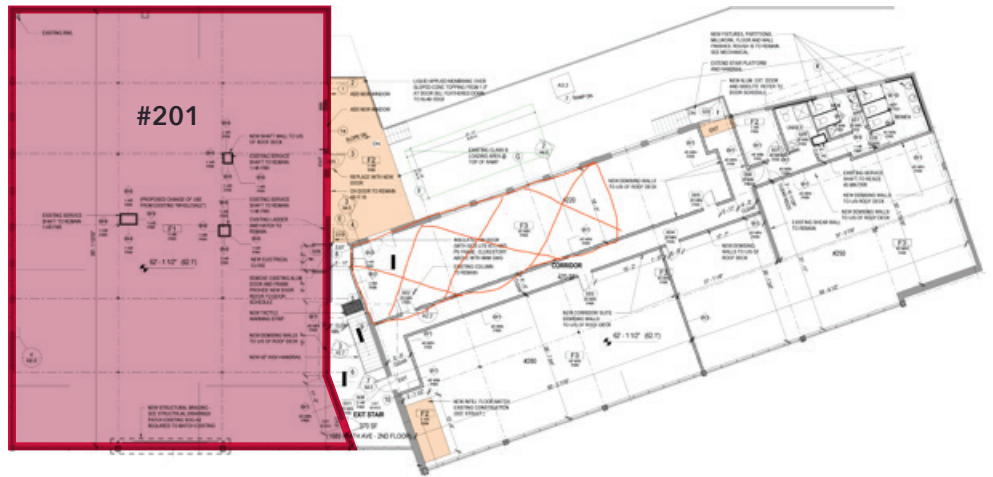
Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com



Features

- ▶ Spacious full floor opportunity
- ▶ Streetfront exposure with signage opportunity
- ▶ Ready for improvements
- ▶ Recent renovations
- ▶ Recently upgraded common areas
- ▶ On-site parking at prevailing monthly rates
- ▶ High 10-12 ft ceilings (approximate)
- ▶ Fibre optic internet available
- ▶ Large window line, ample natural light
- ▶ Washroom with shower facility
- ▶ Heavy power
- ▶ New HVAC system
- ▶ Kitchen area
- ▶ Large boardroom
- ▶ A/C server room
- ▶ Open office space
- ▶ Excellent access to transit
- ▶ Second floor dock loading
- ▶ Bike storage room
- ▶ Professionally managed



Zoning

C-2B Commercial

Available Space

6,777 SF

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

Basic Lease Rate

\$22.00 PSF

Taxes & Operating Costs

\$16.85 PSF (2023 estimate)

Parking

On-site parking at prevailing market rates

Availability

December 1, 2023

