



► **1,888 SF Ground Floor & 2,093 SF Second Floor**

Location

The property is situated mid-block on the south side of West 6th Avenue with direct access to Downtown Vancouver, the Broadway Corridor, transit, bike paths, major arterials and future Broadway SkyTrain Station. The area known as Burrard Slopes has evolved into a destination for coffee houses, restaurants, cafés, interior designers, home décor showrooms, architects, galleries, technology users, specialty retail and luxury automotive dealers.

The location opportunity is a two-storey building ideal for ground floor retail/office or warehouse/showroom uses with second floor office space. The building faces West 6th Avenue and the Arbutus Greenway with dedicated driveway parking in addition to ample street parking. Improvements include a grade level loading bay door and high ceilings throughout the ground floor.

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FOR LEASE | COMMERCIAL
1638 WEST 6TH AVENUE
VANCOUVER, BC

Zoning

C-3A – unlike most properties in the area which are zoned I-C1 (Light Industrial), 1638 West 6th is zoned C-3A, which makes it attractive to office, retail, restaurants, catering, home decor, automotive repair shop, central warehousing, schools, service-oriented uses, wellness and fitness.

Highlights

- ▶ 2-storey office/showroom space
- ▶ 11' ceiling height ground floor
- ▶ 9' ceiling height second floor
- ▶ 200 amp electrical service
- ▶ New HVAC
- ▶ Grade level loading door – 8' clear height
- ▶ Open plan
- ▶ Close to transit, retail, and restaurants
- ▶ Central location



Building Size

Main floor	1,888 SF
Second floor	2,093 SF
Total	3,981 SF

Lease Rates

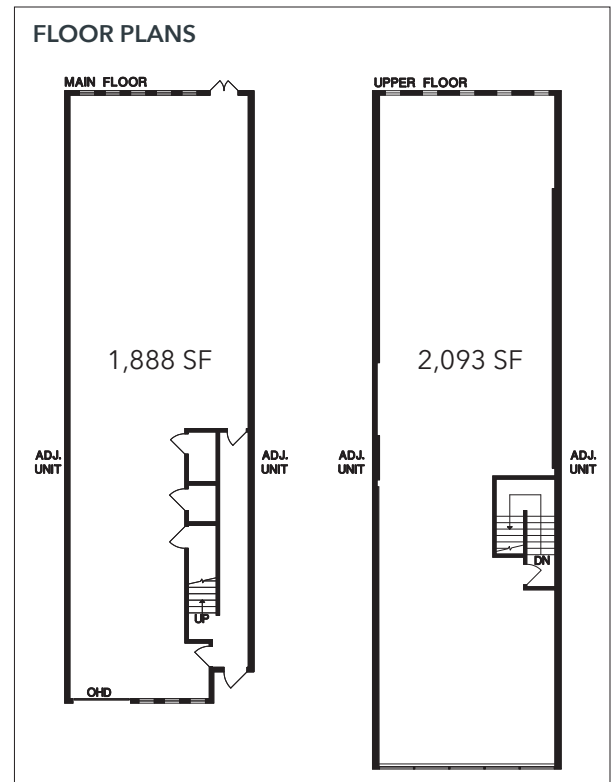
Main floor: \$35.00 PSF
Second floor: \$25.00 PSF

Taxes & Operating Costs

\$22.34 PSF (2024 estimate)

Availability

Immediate



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