

FOR LEASE | COMMERCIAL  
**1644 WEST 6TH AVENUE**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## ► 2,725 SF Fitness Centre

### The Opportunity

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 location opportunity is an extensively renovated (2020) two-storey building with ground floor and second floor fitness space along with a 200 square foot balcony. The building faces West 6th Avenue with upwards of four parking stalls immediately in front and in addition to abundant street parking. Improvements include new mechanical, electrical & seismic upgrades, street level loading bay door, washrooms, and an activity studio.

#### Neil S McAllister

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**Available Space**

Main floor	2,075 SF
Second floor	650 SF
<b>Total</b>	<b>2,725 SF</b>

**Use of Building/Premises**

Fitness Centre, Group A2\*  
occupancy

*\*Fitness centres that exceeds 2,152 SF*

**Lease Rate**

Main floor: \$47.00 PSF  
Second floor: \$25.00 PSF

**Taxes & Operating Costs**

\$21.74 PSF (2025)

**Total Gross Monthly Rent**

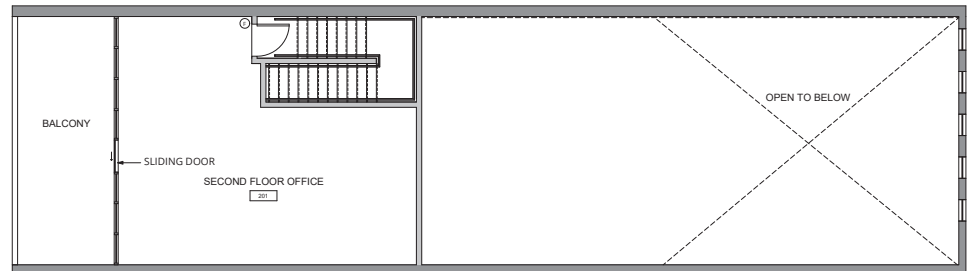
\$14,418.00 plus GST

**Availability**

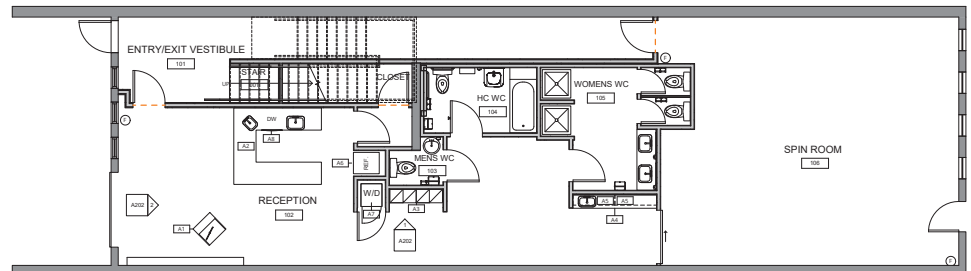
Immediate

**The Location**

This is a dense commercial/residential neighbourhood with a daytime population of over 37,000 people living and working within a 1 kilometre radius of the site. There are traffic flows of between 27,000 and 45,000 vehicles per day along Burrard Street, West 4th Avenue, West 6th Avenue, and Granville Street. A strong business district has emerged in the area between Burrard Street and the Granville Bridge, attracting strong brands, luxury automobile dealerships, and designer shops.



SECOND FLOOR PLAN



MAIN FLOOR PLAN

