

FOR LEASE | OFFICE/INDUSTRIAL
217 WEST 6TH AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **5,700 SF Second Floor Office/Production Space**
- **Currently Built-Out For Post-Production/Film Editing**

Location

Located on the northwest corner of West 6th Avenue and Columbia Street, just a few blocks east of Cambie Street. This unique area is home to many service-oriented businesses, wholesaling, post-production, engineering firms, architects, and high-tech operations looking for funky and unique second floor production/office space. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

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Available Area

5,700 SF (approximate)

**Can be combined with Unit 203 for 9,472 SF.*

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

Zoning

I-1 (Light Industrial) allows a wide range of wholesale/showroom/ ancillary retail use, software manufacturing, video and film production and an expanded range of general office use.

Parking

6 non-gated parking stalls available, at market rates

Lease Rate

\$22.00 PSF

Availability

February 2026

Taxes & Operating Costs

\$15.47 PSF (2025 Estimate)

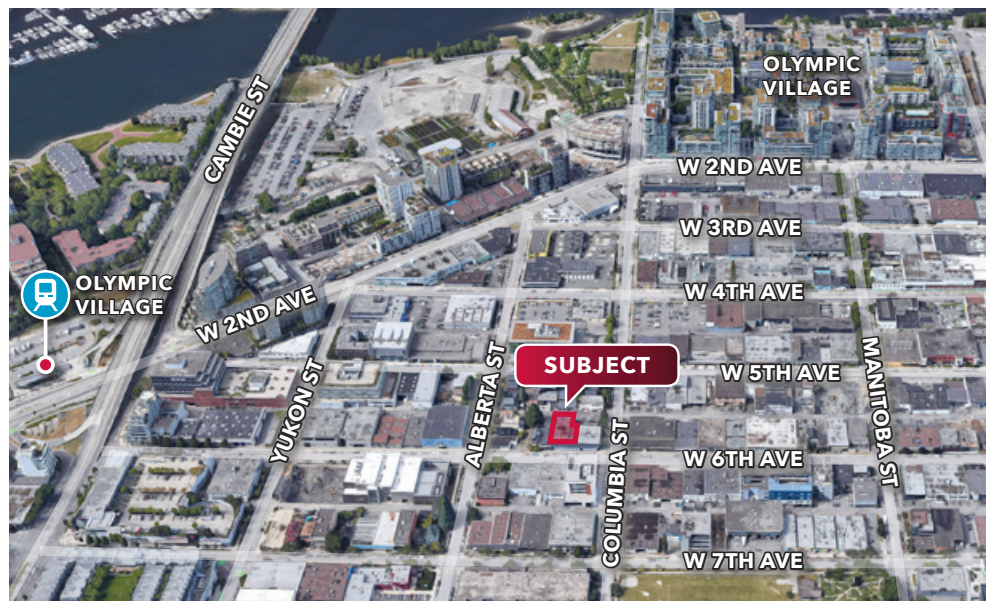
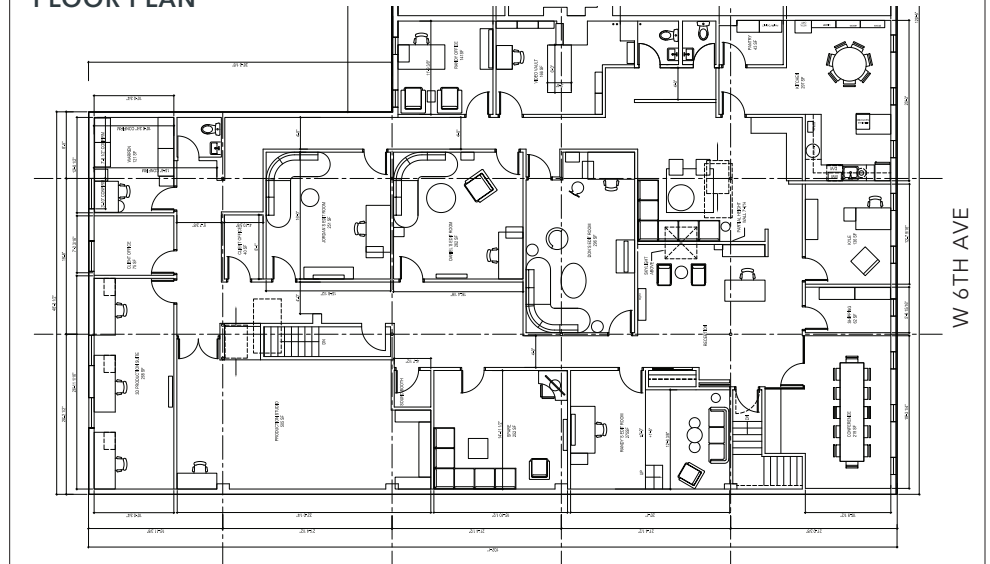
Lease Term

3 to 5 years or longer

Features

- ▶ Cooled server room
- ▶ Large boardroom
- ▶ Production areas
- ▶ HVAC system in place
- ▶ 3 washrooms
- ▶ Open work stations
- ▶ Exposed wooden beams
- ▶ High ceilings
- ▶ Kitchen/lunchroom
- ▶ Multiple private offices
- ▶ Skylight
- ▶ Signage opportunity

FLOOR PLAN



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