

**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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Features

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

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

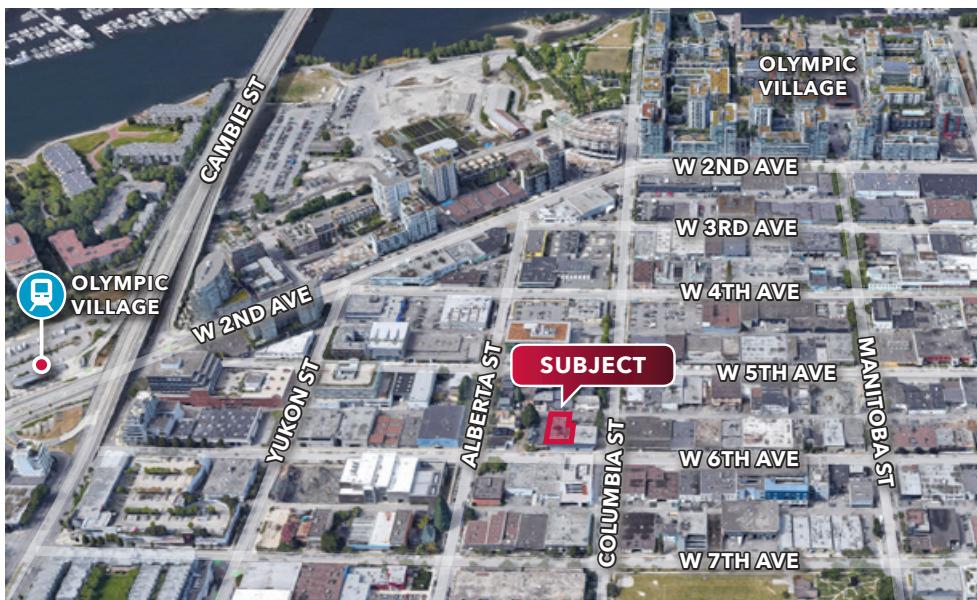
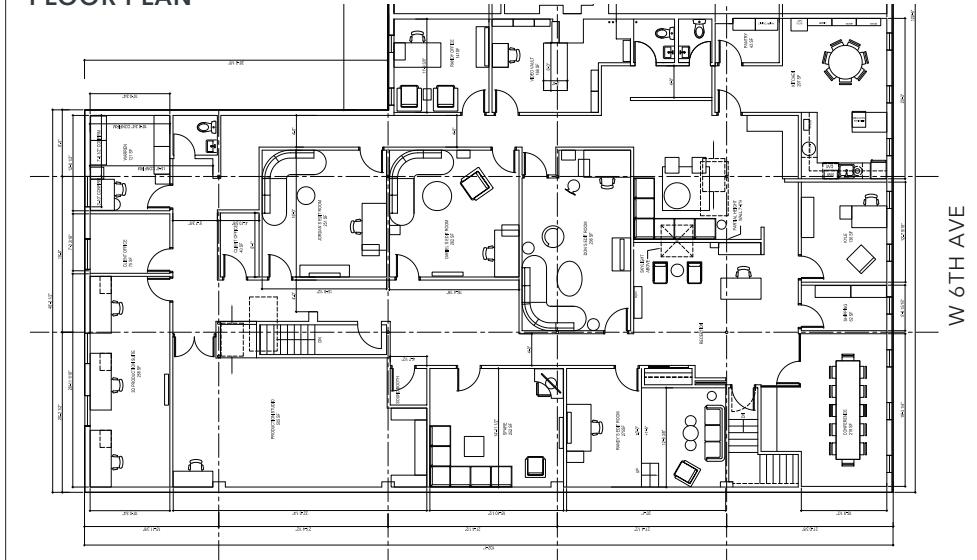
Taxes & Operating Costs

\$15.47 PSF (2025 Estimate)

Lease Term

3 to 5 years or longer

FLOOR PLAN



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