

FOR LEASE | OFFICE  
314 WEST CORDOVA STREET  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Unit 201



Unit 220

- ▶ 1,000 to 1,600 SF Office Units in Prime Gastown Location
- ▶ Excellent Bus and SkyTrain Access
- ▶ Some Units Have Air Conditioning and Kitchenettes

**Don Mussenden**  
Personal Real Estate Corporation  
D 604.630.3373 C 604.724.0700  
don.mussenden@lee-associates.com

**Andrea Fletcher**  
D 604.630.3398 C 604.763.2188  
andrea.fletcher@lee-associates.com

### Location

314 West Cordova is located at the intersection of West Cordova and Cambie Streets in the historic Gastown district of Vancouver. Gastown is located at the northern extremity of downtown Vancouver and houses a growing range of fashion and furniture retailers as well as a growing residential base in new multifamily developments. The building is located in close proximity to the SeaBus, SkyTrain, the Vancouver Trade and Convention Centre, Chinatown, Harbour Centre with a Simon Fraser University campus, and the Woodward's development which houses another SFU campus, and IGA.

### Features

- ▶ Excellent public transit access (bus, SkyTrain, Seabus)
- ▶ Four parkades within two blocks
- ▶ Exposed brick walls
- ▶ Air conditioning (units 201 & 225)
- ▶ In-suite kitchenette (units 201 & 225)
- ▶ 3 offices and boardroom with open space (unit 225)

### Zoning

HA2 (Gastown Historic Area) – office use included as a permitted use.

### Available Areas

Unit	Size	Gross Monthly Rent
201	1,000 SF	\$2,500 per month
207	1,000 SF	\$2,500 per month
220	1,600 SF	\$3,250 per month
225	1,265 SF	\$2,950 per month

### Additional Rent

Rents are gross rents. Utilities are extra – hydro varies by suite. Tenant pays proportionate share of property tax and operating cost escalations over base year 2026. Applicable taxes extra.

### Availability

Units 201 & 225 – immediate

Unit 207 – July 1, 2026

Unit 220 – November 1, 2026

