

FOR LEASE | OFFICE  
**314 WEST CORDOVA STREET**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Unit 309



Unit 225

- ▶ 455 to 1,265 SF Office Units in Prime Gastown Location
- ▶ Excellent Bus and SkyTrain Access
- ▶ Some Units Have Air Conditioning and Kitchenettes

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### 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, London Drugs and IGA.

### Features

- ▶ Excellent public transit access (bus, SkyTrain, Seabus)
- ▶ Four parkades within two blocks
- ▶ Exposed brick walls
- ▶ High ceilings (unit 207)
- ▶ Air conditioning
- ▶ In-suite kitchenette (units 207 & 225)
- ▶ Unit 309 has windows on three sides
- ▶ 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
207	1,000 SF	\$2,950 per month
225	1,265 SF	\$3,800 per month
307	455 SF	\$950 per month
309	700 SF	\$1,750 per month

### Additional Rent

Rents are gross rents. Utilities are extra – hydro is \$175.00 plus GST per month for unit 207 and \$150.00 per month for units 225, 307, and 309. Tenant pays proportionate share of property tax and operating cost escalations over base year 2024. Applicable taxes extra.

### Availability

Units 207, 307, and 309 – immediate

Unit 225 – March 1, 2025 or 30 days notice

