

FOR LEASE | OFFICE
#207 - 314 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,000 SF Office Unit in Prime Gastown Location
- ▶ Excellent Transit Access

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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 and the Woodward's development which houses Simon Fraser University, London Drugs and IGA.

Features

- ▶ North light floods into large opening windows
- ▶ Excellent public transit access (bus, SkyTrain, Seabus)
- ▶ 4 parkades within two blocks
- ▶ Affordable space
- ▶ Walking distance to downtown core
- ▶ Historic brick walls
- ▶ High ceilings
- ▶ Air conditioning
- ▶ In-suite kitchenette

Zoning

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

Available Areas

1,050 SF (approximately)

Gross Monthly Rent

\$2,950.00 per month

Additional Rent

Rents are gross rents. Utilities are extra – hydro is \$175.00 plus GST per month. Tenant pays proportionate share of property tax and operating cost escalations over base year 2024. Applicable taxes extra.

Availability

February 1, 2024

