

FOR LEASE | PUBLIC ASSEMBLY SPACE
3624 FRASER ST, #400 / 718 EAST 20TH AVE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,480 SF Multi-Purpose Public Assembly Space**
- ▶ **For Shared Use**

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Location

The Property is situated on the northeast corner of Fraser Street and 20th Avenue, the core of East Vancouver's most desirable neighbourhood, which is appropriately named "Fraserhood".

Lease Rate

Contact listing agent

The Premises

The premises is a strata titled commercially zoned unit with a gross leasable area of 3,480 SF consisting of:

- ▶ An open area lounge with seating for over 100 people
- ▶ Reception-registration foyer
- ▶ Hardwood stage for speaker and large projection screen
- ▶ Storage (tables and chairs are available for use as needed)
- ▶ Men's and ladies handicapped washrooms that are approved for public assembly
- ▶ A full kitchen including commercial appliances, ice maker, dishes, utensils and an island prep area, a walk-in cooler, two pantries
- ▶ A reception/bar area and walk in cooler
- ▶ Small private office for administrative work
- ▶ A meditation/meeting room/office that can seat 10-12 people

ENTRANCES

There are two entrances to the premises with vehicle and pedestrian access and loading, Both entrances have level handicap access.

1. From entrance door on 3624 Fraser Street, a pedestrian entrance
2. From 718 20th Avenue by the elevator and adjacent to the exclusive parking area

PARKING

The lower level is used for parking. Twenty (20) stalls are allocated to the commercial unit and visitors stalls are provided in a covered and unsecured area.

HVAC, SPRINKLERS, ETC.

The premises are serviced by an air-conditioned roof top HVAC and has fire sprinklers, laminate floors, 400-amp service and double-glazed windows. Ceiling heights are 9-10 feet.

STORAGE

A large storage area adjacent to the open studio space that is equipped with moveable carts, and built-in open upper shelving. In the open studio is another large wood cabinet with ample storage cubbies plus storage along the west wall and adjacent to the stage.

Legal Description

Strata Lot 29, District Lot 301, Group 1, NWD, Strata Plan LMS2499
PID: 023-497-351

Zoning

CD-1 (299) Comprehensive Development
By-law No. 7157 (Being a By-law to Amend By-law 3575, being the Zoning and Development By-law) functional commercial facilities for a clubhouse.

Current tenant is a Community Association under the zoning of Club which is one of many categories fitting in the CD-1 zoning.

Future use of premises can be by a non-profit society, association or corporation organized solely for the promotion of some common object and which is operated for club members and their guests only, but does not include Church, Hospital, Social Service Centre, Community Care Facility or premises used for residential or administrative purposes. Other categories falling under the CD-1 zoning are described in the document.

USES

EDUCATION SEMINARS

With a hardwood stage and full size projection with the ability to host speakers/teachers/practitioners offering an adult education program.

WELLNESS CONSULTATION SPACE

Integrative and alternative wellness health space for individual professionals and/or groups providing day services and wellness support such as doctors, nurse practitioners, Ayurvedic practitioners, chiropractors, naturopathic doctors, veterinarians, homeopaths, acupuncturists, TCM doctors, Reiki, Rolfers, mental health therapists, psychologists, psychiatrists, counsellors, coaches, health-tech medicine groups, etc.

Current meditation room is already set up as a private practice room and can easily be fit up with appropriate seating/desk/client chair etc. Access to water is in the washrooms. Wellness professionals like an Ayurveda or Naturopathic doctor/vets could be using the meditation room (for their private practice) and have access to the main space.

HOLISTIC ARTS PRACTITIONERS

The large open studio room, with its attractive ambiance, has been the backdrop for Holistic Arts and Practitioners

of yoga, meditation, modern dance, hip hop dance, African dance, Bharatnatyam dance, sound healing, singing, chanting, wellness retreats, world and classical music events, book launches, story-telling, indigenous ceremonies, compassionate enquiry, drumming circles – truly a versatile space for expressing vision, sound, and movement.

CHILDRENS' DAYCARE AND SPECIAL EDUCATION FOR KIDS

Space for alternate education programs for kids to integrate wellness and learning. Our open studio room space has also been hosting an after school program for children learning yoga, meditation and other wellness practices. A fully equipped 360-degree camera monitoring system installed for the security and safety of the children. Full kitchen for food prep. Two public parks nearby (Prince Edward Park and Glen Park), edible garden space.

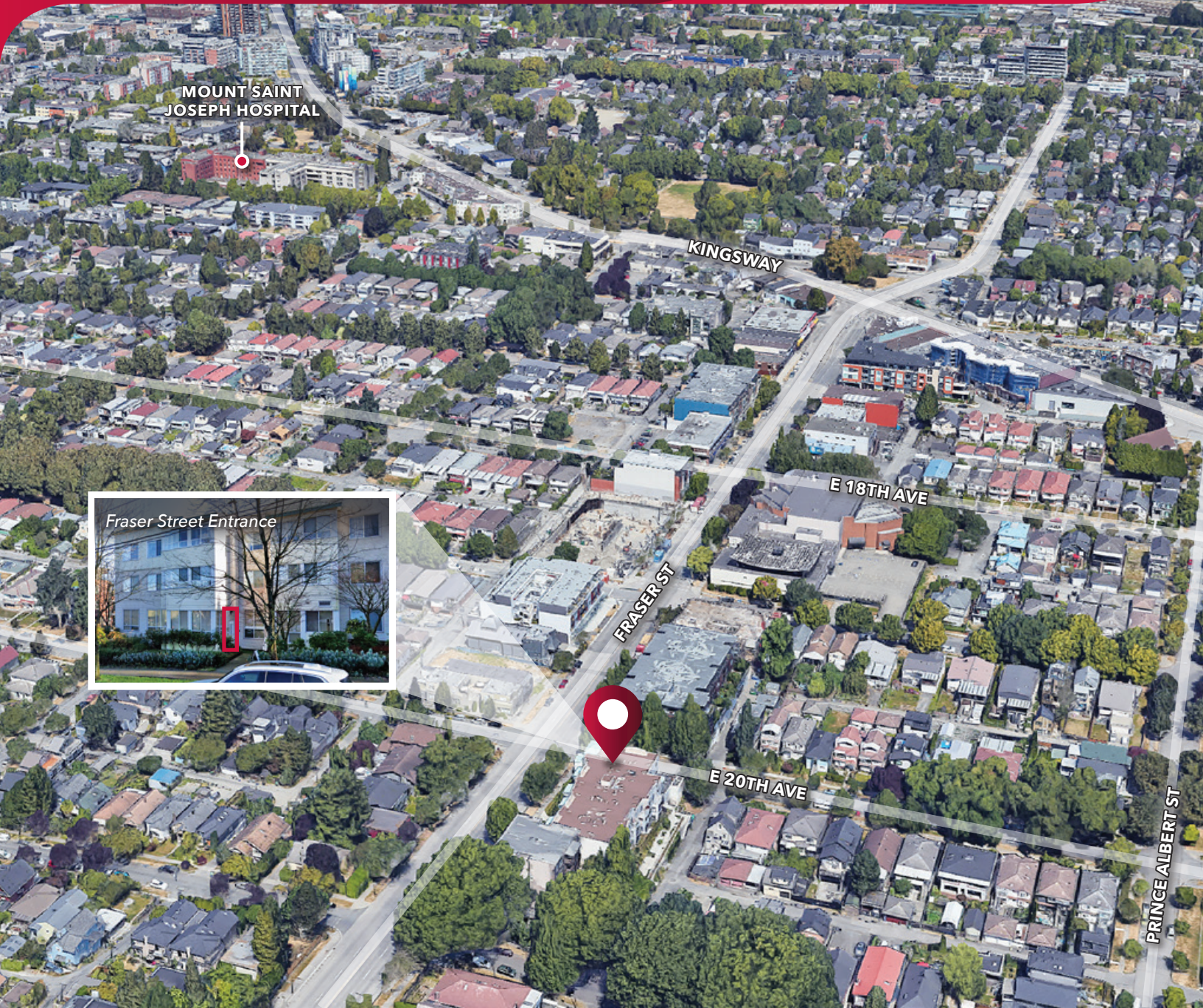
COMMERCIAL KITCHEN

Use of the commercial kitchen is available during the day for "clean" food prep, juicing, vegan sweets or healthy specialty preferably raw, organic, cooking classes, equipped with a walk-in cooler.



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