



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE  
**1681 MANITOBA STREET**  
VANCOUVER, BC



WALK SCORE  
WALKER'S PARADISE  
**96**



TRANSIT SCORE  
RIDER'S PARADISE  
**100**



BIKE SCORE  
BIKER'S PARADISE  
**100**

- Corner Unit
- Fully Improved Medical Clinic
- 1,507 Square Feet

**Craig Haziza\***

President, CAH Realty Inc.  
Commercial Sales & Leasing  
604 640 5891  
[craig.haziza@cushwake.com](mailto:craig.haziza@cushwake.com)



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# FOR SUBLEASE 1681 MANITOBA STREET VANCOUVER, BC

## LOCATION

The property is strategically located on the south west corner of Manitoba and Walter Hardwick in the popular Olympic Village neighbourhood of Vancouver. Area tenants include Craft Restaurant & Bar, TD Bank, London Drugs and Urban Fair Grocery.

## PREMISE

The space is approximately 1,507 square feet and is improved as a walk-in medical clinic. There is a reception, waiting area, washroom and six offices within the unit. There is also an open connection to the neighbouring dental tenant which can either be maintained or closed.

## OPPORTUNITY

The space is being offered for Sublease as the current lease expires September 30, 2023. There are two five year options to renew in the existing lease and the landlord may consider a new direct lease based on tenant covenant. In addition a portion of the space is currently being used by an optometrist who would like to stay should a tenant not require the entire 1,507 sf.

## AVAILABLE AREA

1,507 sf

## RENTAL RATE

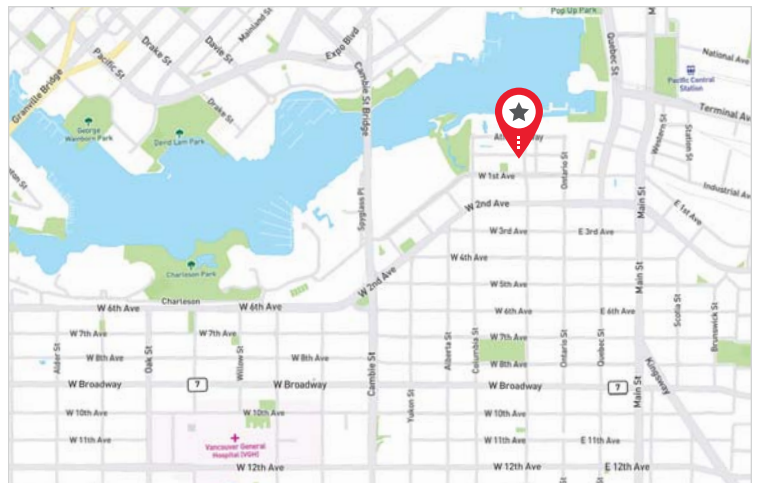
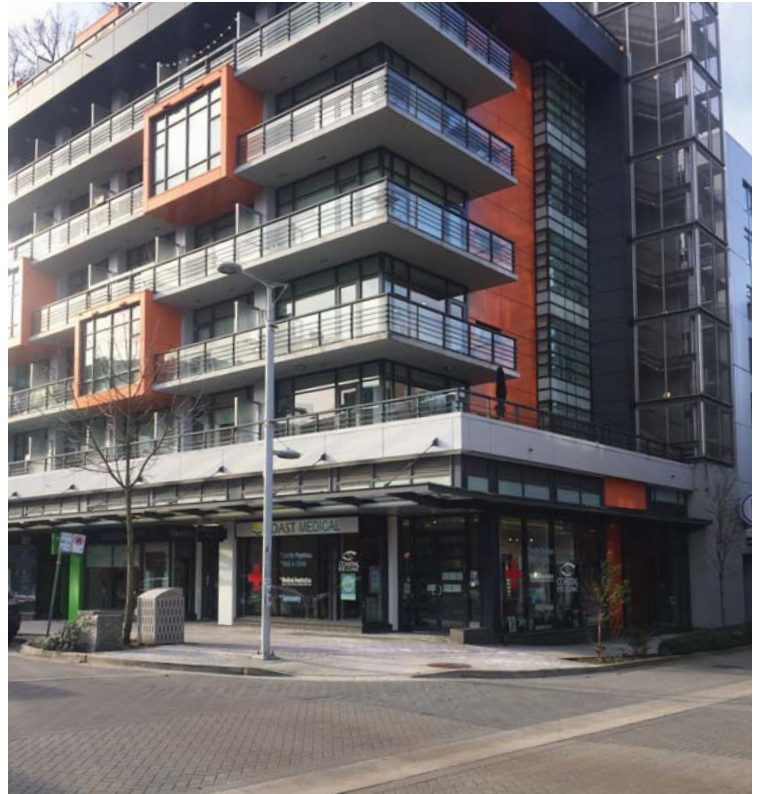
\$58.00 psf

## TAXES & ADDITIONAL RENT

\$19.45 psf (2019 estimate)

## SUBLEASE TERMS

Now until September 30, 2023



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