# **FOR LEASE**

## 1706 WEST 1<sup>ST</sup> AVENUE, VANCOUVER, BC



RETAIL/WHOLESALE SPACE IN THE ARMOURY DISTRICT









#### **Bob Watt**

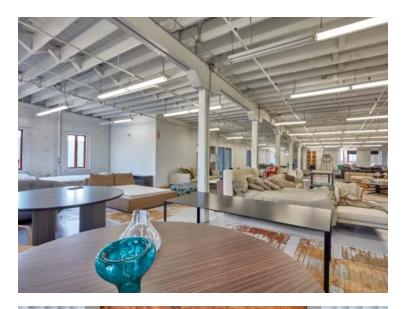
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#### **ACCESSIBILITY**

1706 W 1st is conveniently located between the Burrard Street and Granville Street bridges, providing quick access to and from Downtown Vancouver. The site is also easily accessed from the two busy East-West corridors of Broadway and the route that transitions from West 2nd, merging into West 6th before entering into Kitsilano's thriving West 4th Avenue. This strategic location provides a very central location in a hub of destination luxury automotive dealers and high end furniture retailers.

#### **FEATURES**

- · Funky bright brick and beam space
- Lofty ceiling heights
- Corner location
- Large open areas
- · Exposed ceilings
- · Operable windows
- Key fob access

#### **AVAILABLE SPACE**

4,037 square feet

#### **BASIC RENT**

Lease rates starting at \$45.00 psf

#### **ADDITIONAL RENT**

2020 estimate is \$9.50 psf/pa inclusive of management fees

#### **PARKING**

2 surface parking stalls at \$175 per stall per month



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