

FOR LEASE

1706 WEST 1ST AVENUE, VANCOUVER, BC

RETAIL/WHOLESALE SPACE IN THE ARMOURY DISTRICT



- » 4,037 SQUARE FEET AVAILABLE
- » COMPELLING LOW GROSS LEASE RATES
- » BEAUTIFUL BRICK & BEAM SPACE
- » IMMEDIATE AVAILABILITY
- » CENTRAL CORNER LOCATION



Bob Watt

Vice President

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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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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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