

FOR LEASE

1650 WEST 2ND AVENUE

Vancouver, BC

1650

ON SECOND

2,923 SF SECOND FLOOR SHOWROOM/WHOLESALE/MANUFACTURING UNIT AVAILABLE



WALK SCORE
WALKER'S PARADISE

95



TRANSIT SCORE
EXCELLENT TRANSIT

77



BIKE SCORE
BIKER'S PARADISE

98



15,992

NUMBER OF
BUSINESSES

within 3 km



256,889

2027 PROJECTED
POPULATION

within 3 km



38.5

MEDIAN AGE

within 3 km



\$129,629

AVERAGE
HOUSEHOLD INCOME

within 3 km

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CUSHMAN &
WAKEFIELD

FOR LEASE

1650 WEST 2ND AVENUE

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LOCATION

The Armoury District of Kitsilano is an exciting and busy neighbourhood located just across False Creek from the Downtown Peninsula. It ranges across the three crossing points of the Burrard Street, Granville Street and Cambie Street Bridges. The neighbourhood is the very definition of mixed use - characterized by the busy West Broadway and South Granville commercial corridors running between medium density residential buildings, single family homes and office buildings in a variety of sizes. The subject property 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.

BUILDING FEATURES

"AAA" boutique showroom and office building offers best in class quality with concrete and glass construction creating a unique working environment in a highly desirable amenity rich neighbourhood.

- Concrete construction
- Pedestrian oriented streetscape
- Secured underground parking
- LEED® Silver equivalency and sustainable building design
- Powersmart lighting and electrical standards
- High clearance open ceilings
- Rear lane loading dock
- Loading elevator for 2nd floor showroom premises
- Shaw and Telus fibre-optic service to building
- Commuter bicycle storage
- Electric car charging stations

THE BUILDING

This modern new development includes a 4 storey, wholesale/office building with two levels of underground parking. The first two levels are targeted for retail/showroom uses with 8,120 square feet on the ground floor and 10,140 square feet on level two. The upper two floors provide 9,800 square feet of bright office space.

ZONING

IC-1

LEASE RATE

\$35.00 psf

ADDITIONAL RENT

Estimated to be \$12.00 psf per annum for 2023

PARKING

56 on-site secure parking stalls

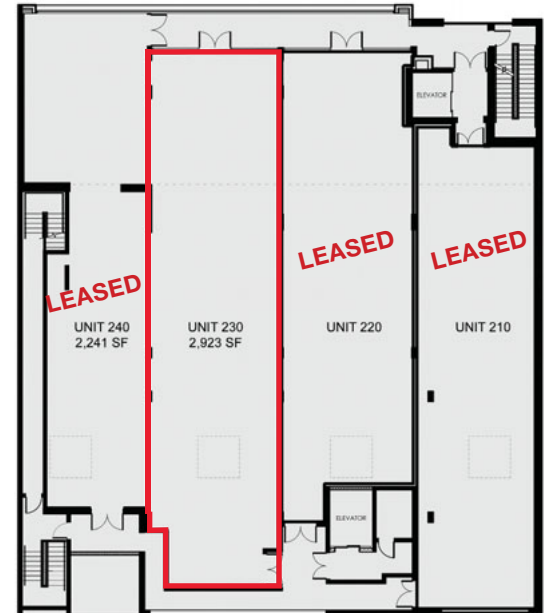
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West 2nd Avenue



SHOWROOM SPACE

Unit 230 2,923 sf

AREA HIGHLIGHTS

- Over 75,000 residents in Fairview & Kitsilano
- Fairview spans across the three different crossing points of False Creek making it a hub for commuters
- There are traffic flows of between 27,000 and 45,000 vehicles per day along Burrard Street, W. 4th Avenue, W. 6th Avenue & Granville Street
- Over 3,390 businesses operate in Fairview

