

FOR LEASE / COMMERCIAL OPPORTUNITY

1852 4<sup>TH</sup> AVENUE  
VANCOUVER, BC



**Cody Buchamer**  
Associate Vice President  
Commercial Sales & Leasing  
604 608 5999  
cody.buchamer@cushwake.com



# FOR LEASE / COMMERCIAL OPPORTUNITY

## 1852 WEST 4<sup>TH</sup> AVENUE

VANCOUVER, BC



### THE OPPORTUNITY

1852 West 4th Avenue offers high ceiling, clear span commercial space accessible from both 4th Ave as well as direct access from the second level parking area above 1850 W 4th. The space has skylights to aid in bringing in natural light as well as two dock loading bays facing the alley.

### LOCATION

Situated within Vancouver's hip Kitsilano neighbourhood, within close proximity to an array of trendy restaurants and a vibrant retail district. The Kitsilano neighborhood, locally known as "Kits" is well known for its relaxed ambiance and scenic atmosphere.

### FEATURES

- Directly on Translink bus service
- One block west of Burrard Street
- Close proximity to Kitsilano Beach, and downtown Vancouver

### AVAILABLE AREA

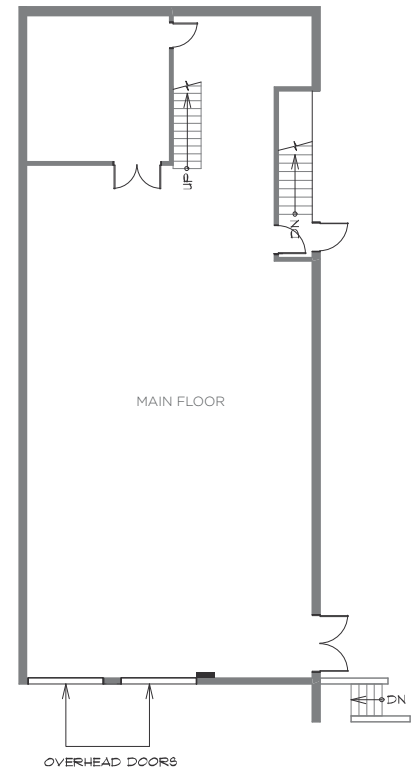
±2,308 sf

### LEASE RATE

Contact listing agent for pricing details.

### ADDITIONAL RENT

\$19.97 psf (est. 2023)



WALK SCORE  
WALKER'S PARADISE  
**95**



TRANSIT SCORE  
EXCELLENT TRANSIT  
**75**



BIKE SCORE  
BIKER'S PARADISE  
**91**

### Cody Buchamer

Associate Vice President  
Commercial Sales & Leasing  
604 608 5999  
cody.buchamer@cushwake.com

©2023 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.