

FOR LEASE

1650 WEST 2ND AVENUE
Vancouver, BC

1650
ON SECOND

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

854 SF THIRD FLOOR OFFICE SPACE AVAILABLE



WALK SCORE
WALKER'S PARADISE
95



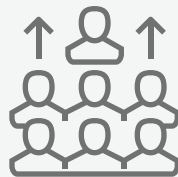
TRANSIT SCORE
EXCELLENT TRANSIT
77



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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LOCATION

The Armoury District of Kitsilano is an exciting and busy neighbourhood located just across False Creek from the Downtown Peninsula. 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 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

ZONING

IC-1

AVAILABILITIES

Unit 230 - 2,923 SF - Showroom space
Unit 350 - 854 sf - 2 offices, Boardroom, Kitchenette and open plan

LEASE RATE

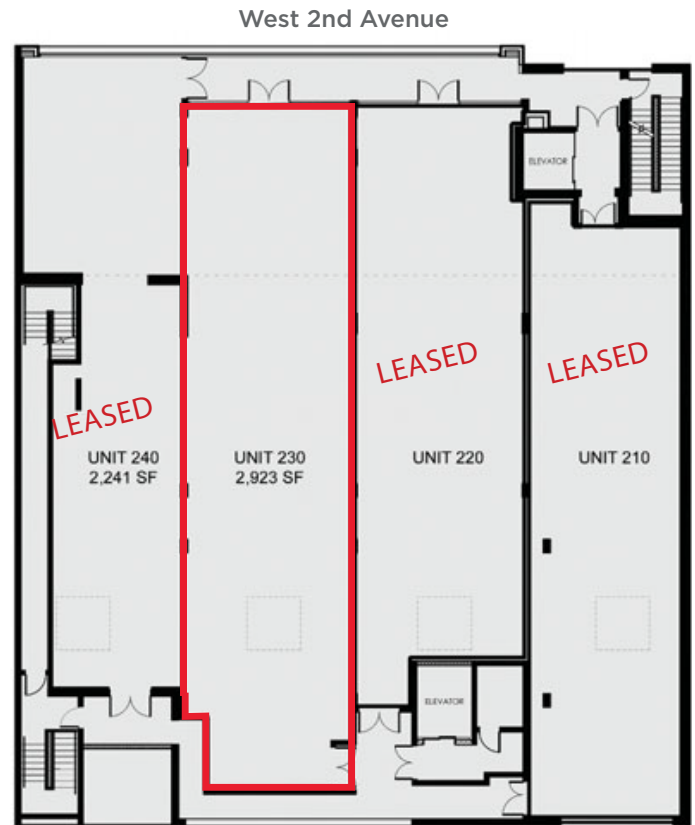
Unit 230 - \$35.00 PSF
Unit 350 - please contact listing agents

ADDITIONAL RENT

Estimated to be \$15.00 PSF per annum for 2024

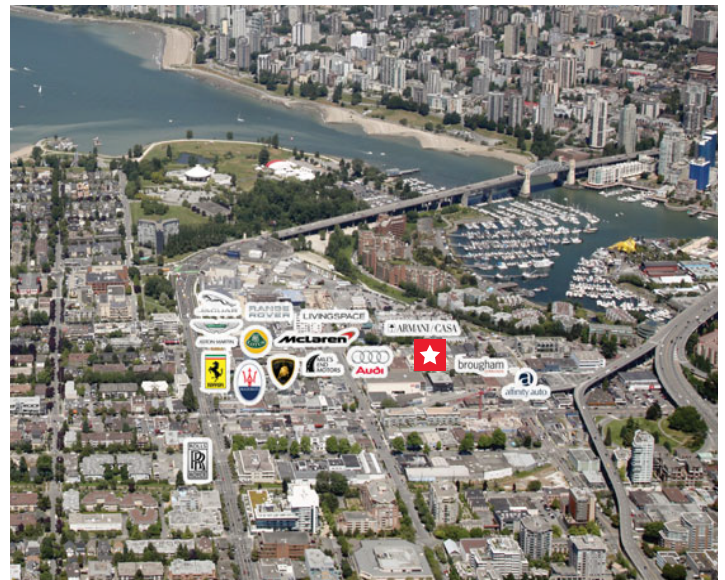
PARKING

56 on-site secure parking stalls



SHOWROOM SPACE

Unit 230 2,293 SF



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