

FOR SUBLEASE | 3,777 SF

EWEST 2ND EAVENUE

Suite 300, Vancouver, BC

Move-in ready office

with amazing views of False Creek and North Shore Mountains





LOCATION

Situated in a desirable west side area along the seawall, 1505 West 2nd is just steps away from Granville Island. The neighborhood boasts numerous amenities, such as a bustling Public Market, a spacious marina, a boutique hotel, various performing arts theaters, and proximity to the Armoury District. Excellent public transit options are available, with the new Broadway extension line station conveniently located at Granville and West Broadway. Downtown Vancouver and YVR Airport are easily accessible, ensuring a quick commute.

DETAILS

- Turnkey space ready for occupancy
- High quality leasehold improvements in place throughout premises
- Built out with nine large perimeter offices with glass
- Two meeting rooms and large boardroom
- Open workspace area
- Kitchenette
- IT / Storage room





Double glass doors with reception area



Furniture available



- Abundance of light

PROPERTY HIGHLIGHTS	
Available Area:	3,777 SF
Net Rent:	Please contact sublisting agents
Additional Rent (2024 est):	\$21.12 PSF
Availability:	Immediately
Sublease Term:	June 30, 2025
Parking:	5 stalls available



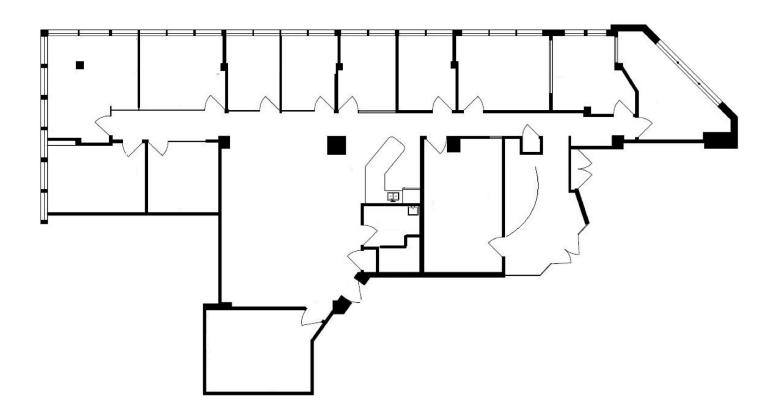


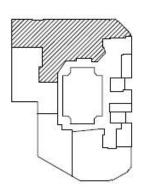




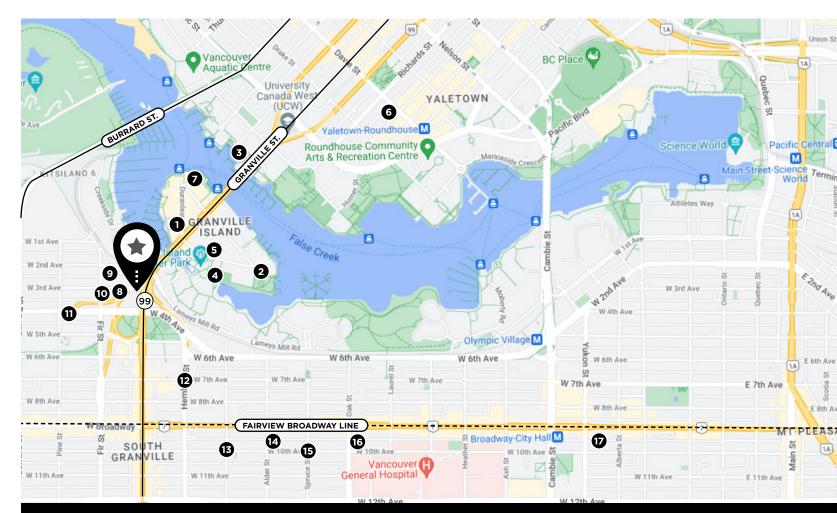
FLOOR PLAN 3RD FLOOR

SUITE 300 3,777 SF AVAILABLE





THE LOCATION



AMENITIES

- 1. The Keg Steakhouse + Bar
- 2. Dockside Restaurant
- 3. Ancora Waterfront Dining and Patio
- 4. Espresso Bar & Grill Bistro
- 5. Off the Tracks
- 6. JJ Bean Coffee Roasters

- 7. Blue Parrot
- 8. Tru Cafe
- 9. Oidé Coffee
- 10. Prado Cafe
- 11. Justin's NOFRILLS Vancouver
- 12. Wicked Cafe
- 13. Fufú Café

- 14. Waves Coffee House
- 15. DALINA Broadway
- 16. Tim Hortons
- 17. Joti's NOFRILLS Vancouver

For more information, please contact:

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