

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A blue callout box with a white arrow pointing to the right, containing the text "Ground Floor Access". The arrow points to a white-framed glass door on the ground floor of the building.

For Lease | 494 West 39th Avenue, Vancouver BC

5,996 SF Ground Floor Access **For Lease** | Flexible Space for Office, Storage or Retail

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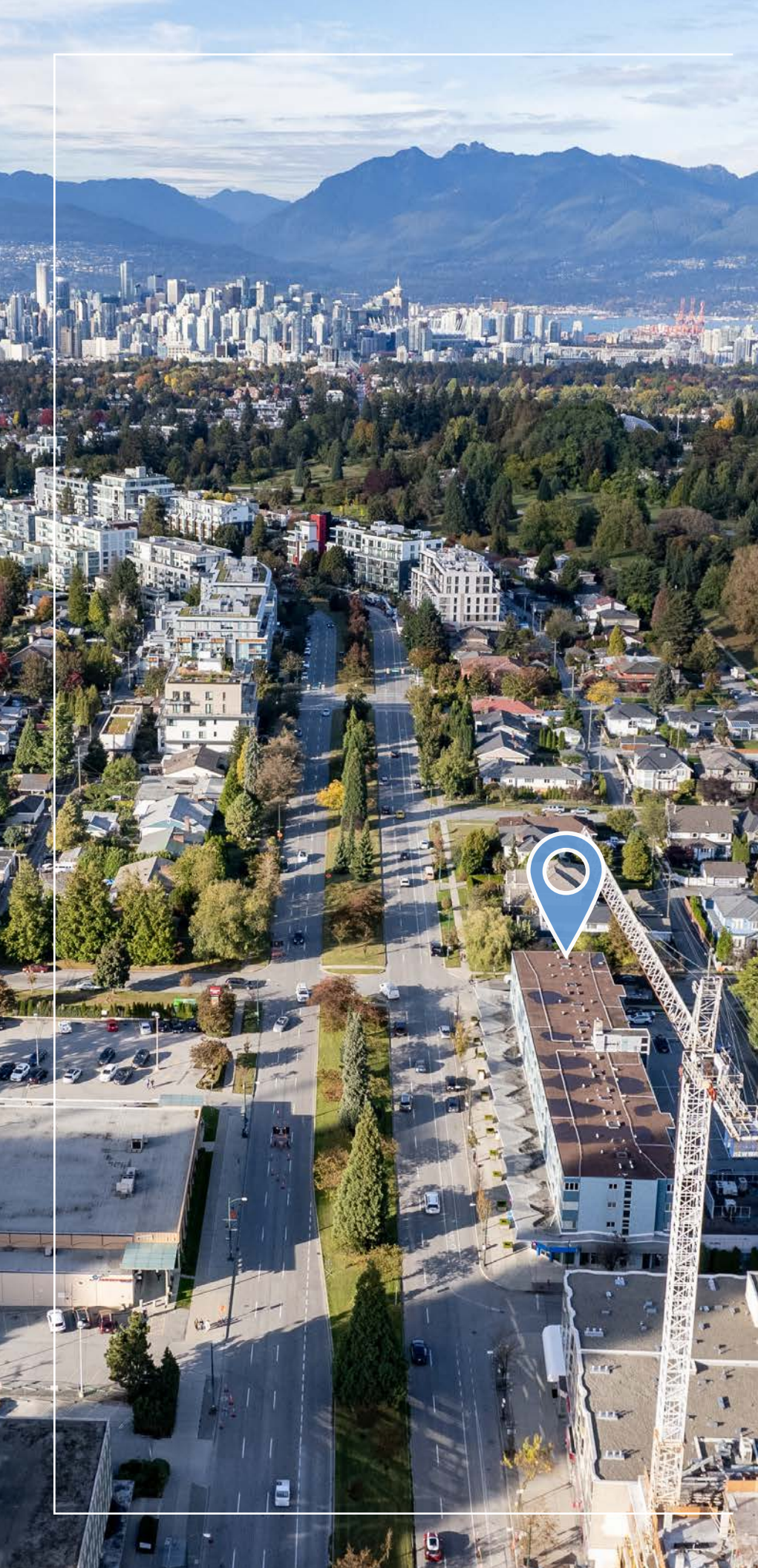
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Location

The property is located at the corner of Cambie Street and West 39th Avenue along the Cambie Corridor. It is one block from the Oakridge Canada Line Station, with access to several bus routes, and within walking distance to restaurants, cafés, and retail services.

Oakridge Park, a major mixed-use redevelopment, is only a five-minute walk from the property. The project will include over 100 retail stores and an upgraded Oakridge 41st Avenue Canada Line Station with a new underground entrance.





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