

# FOR LEASE

NEWLY RENOVATED RETAIL & OFFICE  
SPACE IN KITSILANO'S BEACH DISTRICT

**1855 BURRARD, VANCOUVER**



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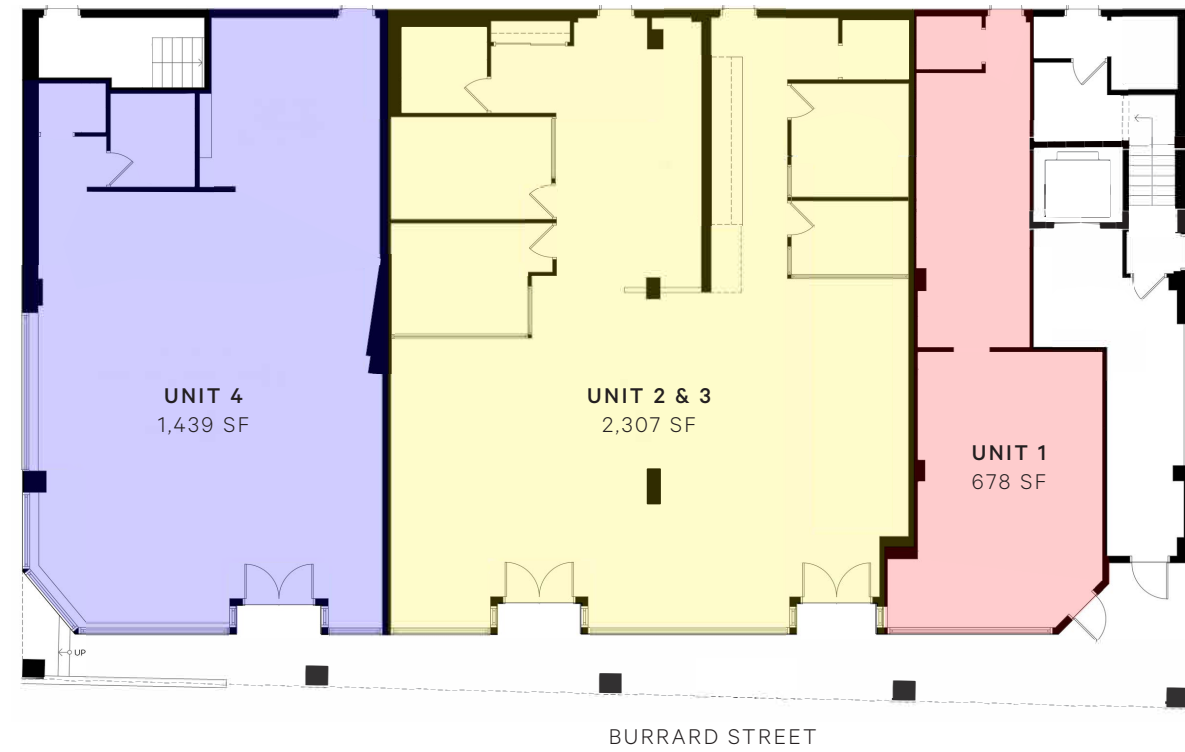
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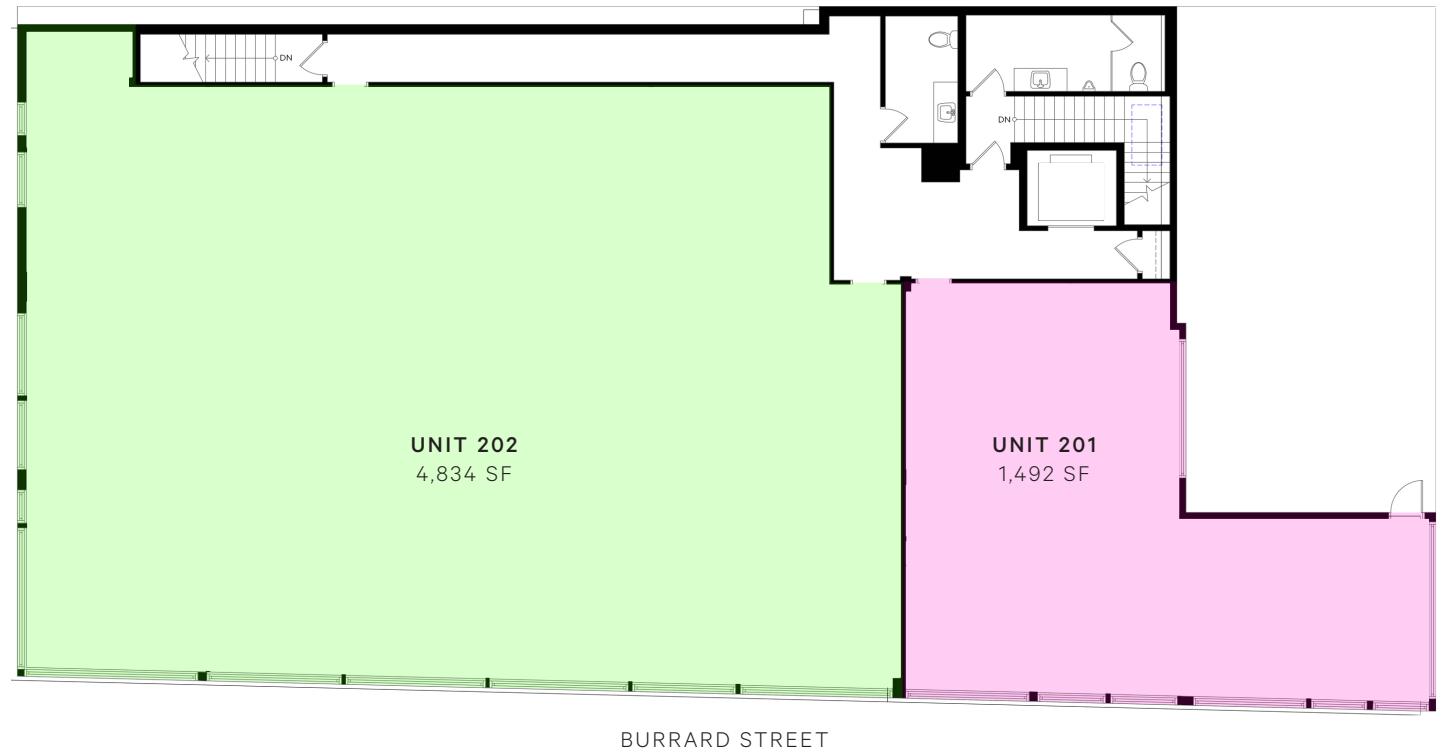
**CBRE**



GROUND FLOOR



SECOND FLOOR



THE DETAILS

LEVEL	UNIT	SIZE	NET RENT
Ground	1	678 SF	Contact Agent
Ground	2 & 3	2,307 SF	Contact Agent
Ground	4	1,439 SF	Contact Agent
Second	201	1,492 SF	Contact Agent
Second	202	4,834 SF	Contact Agent

**ZONING**  
C-3A Commercial

**PARKING**  
18 stalls

**ADDITIONAL RENT**  
\$37.00 PSF (2025 est.)

FEATURES



Just steps from the future *Senákw* development, bringing an estimated 9,000 new residents to the area.



Steps from West 4th Avenue's vibrant retail corridor and Kitsilano Beach, offering excellent synergy with one of Vancouver's most active lifestyle destinations.



Located directly on the Burrard Street protected bike lane - the busiest cycling corridor in Vancouver.

LAYOUT