

FOR LEASE

# 763 KINGSWAY

Vancouver, BC

Located in Vancouver's highly dynamic Mount Pleasant / Kensington-Cedar Cottage corridor



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Macdonald Commercial Real Estate Services Ltd.

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# 736 KINGSWAY

Vancouver, BC

## OPPORTUNITY OVERVIEW

Prime ground floor office opportunity along Vancouver's vibrant Kingsway corridor in Mount Pleasant. 763 Kingsway offers excellent vehicular and pedestrian exposure with strong connectivity to Downtown Vancouver, Main Street, Fraser Street, and the Broadway Corridor. Surrounded by transit, cafés, restaurants, and amenities, the area attracts residents, retailers, and growing creative businesses.

## LOCATION & NEIGHBORHOOD DYNAMICS

763 Kingsway is positioned in Vancouver's rapidly growing Kingsway corridor near Fraser Street, surrounded by acclaimed dining destinations including Les Faux Bourgeois, The Madras Diaries, The Peri Peri Shack, Chicko Chicken, Analog Coffee, and Mishmish.

## LEASING DETAILS

### AVAILABLE SPACE

2,287 sq ft

### NET RENT

\$27.00 / sq ft / yr

### BUILDING SIZE

6,000 sq ft lot

### ADDITIONAL RENT

\$12.32 / sq ft / yr

### PROPERTY TYPE

Office (Mixed Use - Retail/Residential)

### ZONING

C-2 Commercial

### AVAILABILITY

Immediately

### NUMBER OF FLOORS

3

### CEILING HEIGHT

11' 7"

### PARKING STALLS

3 Surface Stalls

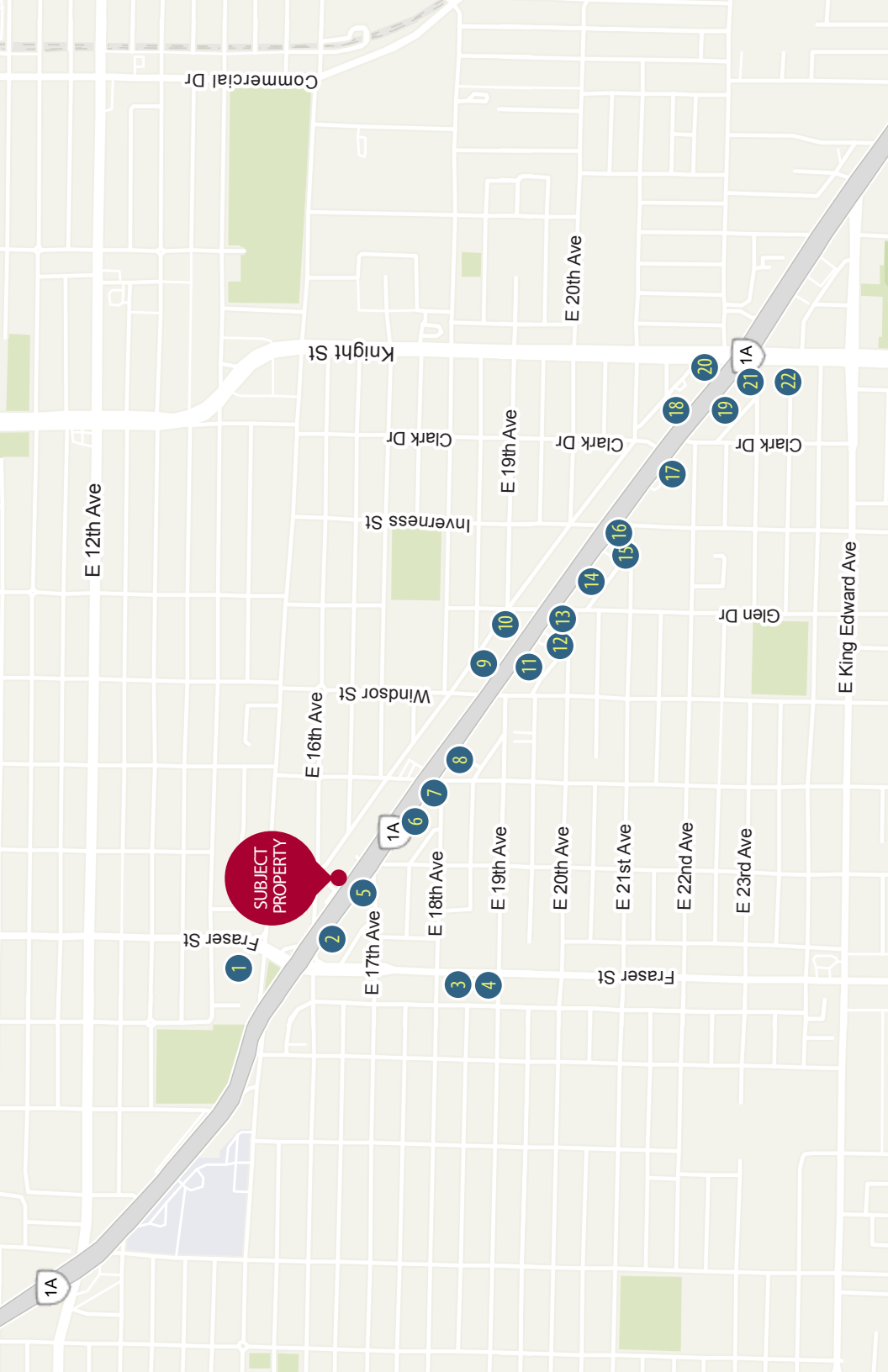


## AMENITIES & FEATURES

- » Functional layout featuring a reception area, six (6) private offices, a boardroom, kitchenette, two washrooms (one accessible), and a storage closet.
- » Central open area providing ultimate flexibility for extra workstations, filing systems, or team collaboration configurations.
- » Boardroom enhanced with premium built-in cabinetry and dedicated sink.
- » Expansive rear yard access directly from both the boardroom and kitchenette, complete with a picnic table and a storage shed for staff use.
- » Fully air-conditioned premises with ample electrical capacity and operable windows throughout.
- » Kitchenette fully equipped with a sink, stove/oven, refrigerator, dishwasher, microwave, toaster oven, and coffee maker.
- » Dedicated waste and recycling enclosure alongside 3 rear surface parking stalls.

## THE BROADWAY PLAN TRANSFORMATION

Kingsway is undergoing significant transformation driven by the City of Vancouver's Broadway Plan and continued investment in mixed-use residential and commercial development. Numerous high-profile projects are recently completed, under construction, or proposed nearby (including new rental towers at Kingsway & Fraser). These developments are expected to bring substantial residential density, increased foot traffic, and long-term economic growth to the area.



# NEARBY AMENITIES

- |                                   |                               |
|-----------------------------------|-------------------------------|
| 1. Les Faux Bourgeois             | 12. NeNe Chicken              |
| 2. The Peri Peri Shack            | 13. Kingsway Lemongrass       |
| 3. Omnitsky's Kosher Delicatessen | 14. Matcha Corner Cafe        |
| 4. Mishmish                       | 15. Kingsway Deli             |
| 5. Analog Coffee                  | 16. Banh Mi Thai Hang 2       |
| 6. Chicko Chicken                 | 17. Grace of India Restaurant |
| 7. Van 168 Coffee                 | 18. Dosa Factory              |
| 8. BT Cafe                        | 19. Po Kong                   |
| 9. Shilla Korean Restaurant       | 20. House Of Dosas            |
| 10. The Madras Diaries            | 21. Do Chay                   |
| 11. Gary's Patisserie             | 22. Silom Thai Cuisine        |

Walk Score

**94**

WALKER'S PARADISE

Bike Score

**80**

VERY BIKEABLE

source: walkscore.com

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