

**AVISON
YOUNG**

LOWTIDE

For Lease
1770 West 7th Avenue
Vancouver, BC



NEW HOME OF SEYMOUR HEALTH CLINIC



Scan to view
listing video

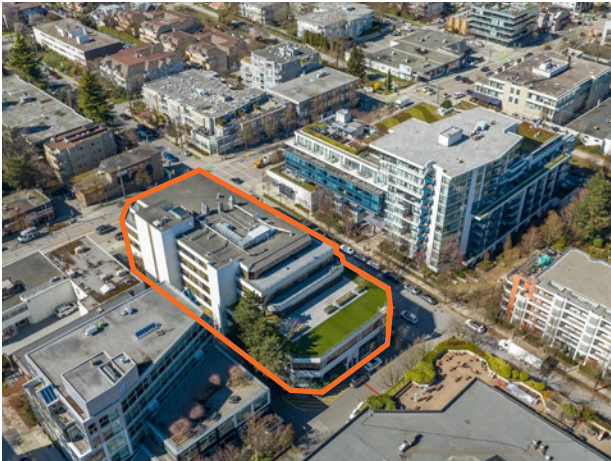
Avison Young is pleased to
present the opportunity to lease
between 2,429 sf - 7,054 sf of
office/ medical office space on the
border of Fairview and Kitsilano

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 [VIEW LISTING VIDEO](#)

Property details

ZONING

C-3A

ADDITIONAL RENT

\$20.08 (2025)

PARKING

Random underground parking stall: \$165
Reserved underground parking stall: \$180

Location

Located on the corner of West 7th Avenue and Burrard Street, the building is nestled between Broadway and West 4th Avenue on the boarder of Fairview and Kitsilano. It also sits directly on a bike path, is surrounded by numerous restaurants and cafes, and is a few short minutes to public transit access and one block off of the Arbutus Greenway.

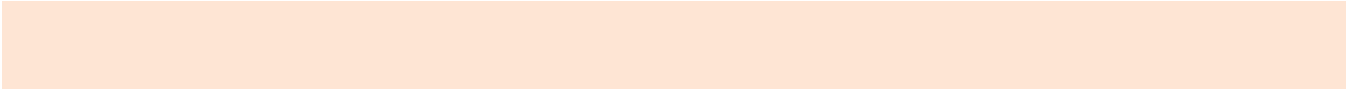


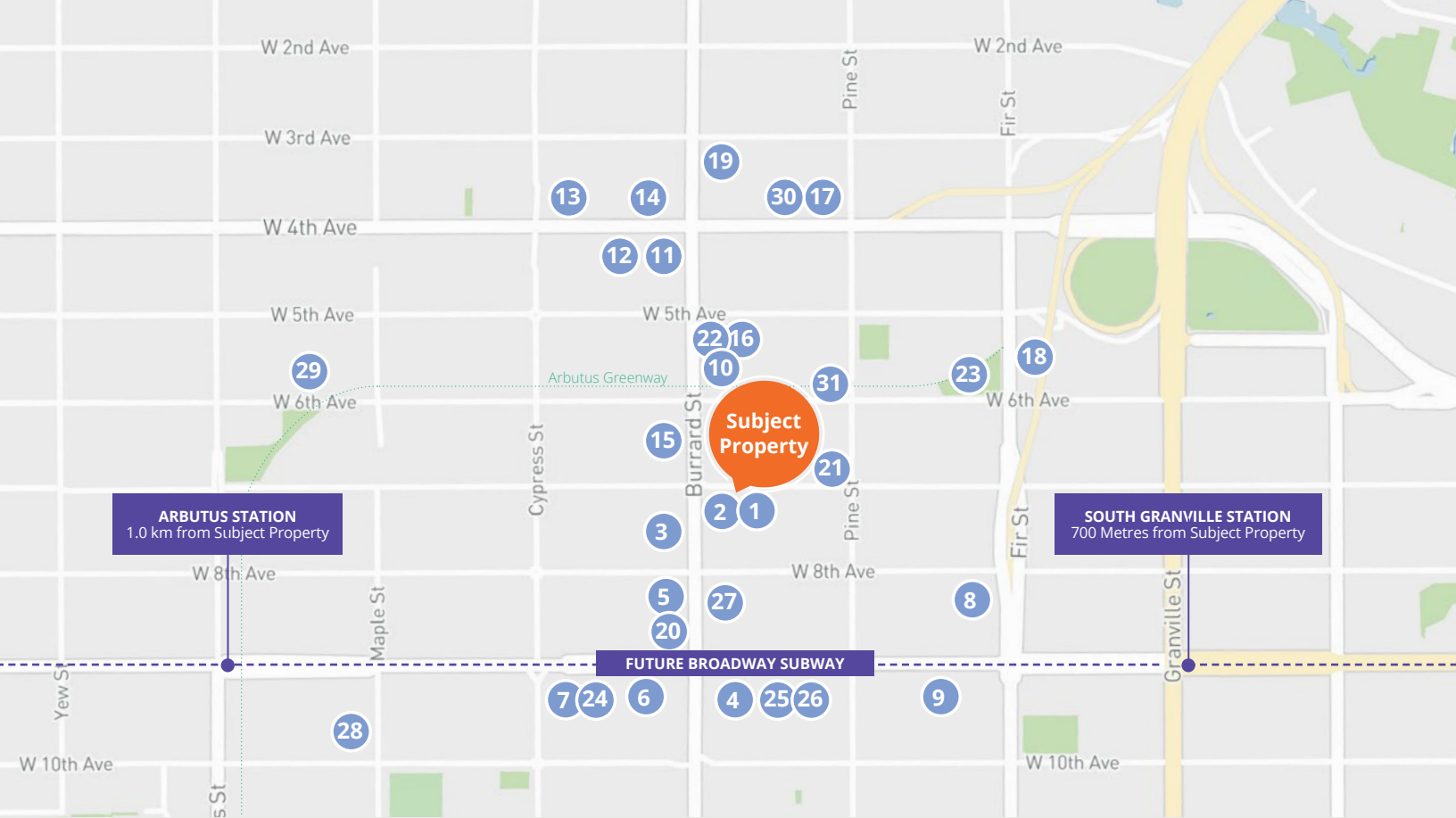
4th floor availability



Availability

SUITE #	SIZE	AVAILABLE	DESCRIPTION
401	7,054 sf	Immediately	Improved suite with access to shared patio
420	2,429 sf	Immediately	Large boardroom, kitchen, private office, open area with room for approx. 25 workstations





 **98** Walk Score
"Walker's Paradise"

 **77** Transit Score
"Excellent Transit"

 **91** Bike Score
"Biker's Paradise"

Nearby amenities

- | | | |
|--------------------------------------|-----------------------------|--|
| 1. Delhi-6 Indian Bistro | 12. Trattoria | 23. 6th and Fir Park |
| 2. Carlos O'Bryan's Neighborhood Pub | 13. Noodlebox | 24. Diamond Dogs Grooming, Boutique & Boarding |
| 3. Unchai Restaurant | 14. Danbo Ramen | 25. Love on a Leash |
| 4. Osaka Teppanyaki | 15. Gateau de Henry | 26. ByDesign Dentistry |
| 5. Papaya Hut | 16. Elysian Coffee | 27. Esso |
| 6. Viet Flavour Restaurant | 17. Blondy's Coffee | 28. Montessori Day Care Society |
| 7. Le Coq Fit | 18. Beaucoup Bakery | 29. Kitsilano Area Childcare Society |
| 8. Earls Kitchen + Bar | 19. Bel Cafe | 30. F45 Training Kits Point |
| 9. Suika Japanese | 20. Oxygen Yoga and Fitness | 31. Arbutus Greenway |
| 10. Novo Pizzeria & Wine Bar | 21. Canada Post | |
| 11. Mi Casa Mexicana | 22. Fifth Avenue Cinemas | |

Contact for more information

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