

**AVISON
YOUNG**

For Lease

300 - 1622 West 7th Avenue
Vancouver, BC



An exceptional opportunity to lease furnished third-floor office space in a highly connected, amenity-rich location just steps from Broadway

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Third-floor improved office space for lease

300 - 1622 West 7th Avenue
Vancouver, BC

PROPERTY DETAILS

SIZE
1,740 sf






ZONING
C-3A allowing for a variety of uses

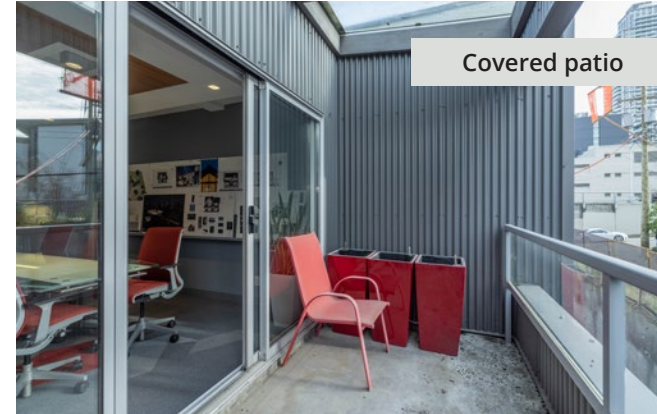
ADDITIONAL RENT
\$13.00 psf (2026 est)

AVAILABLE
Immediately

FURNITURE
Included
Contact listing agent for more details

PROPERTY HIGHLIGHTS



-  Immediate access to Downtown Vancouver, Kitsilano, and the Broadway Corridor
-  Excellent transit connectivity with major bus routes along Broadway
-  Situated within a vibrant, well-established neighbourhood
-  Surrounded by a mix of residential, professional, and retail uses
-  Steps from cafés, restaurants, fitness studios, and everyday services

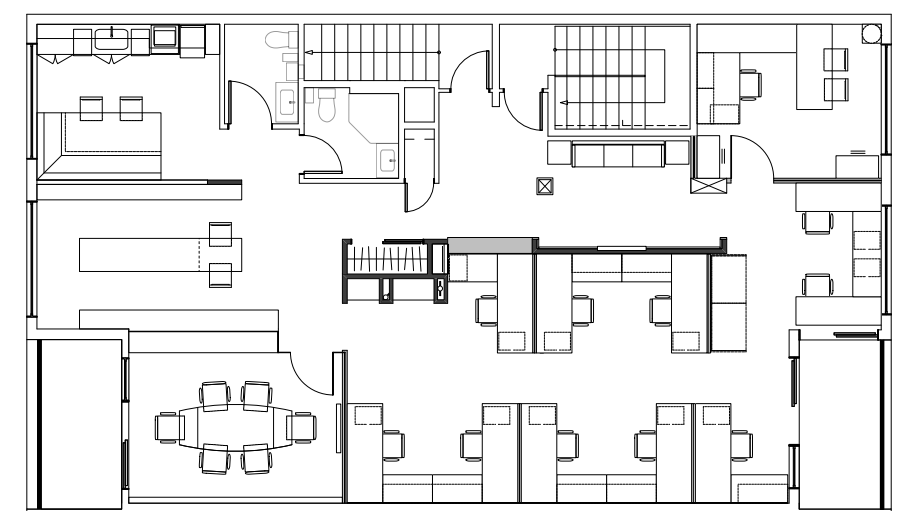
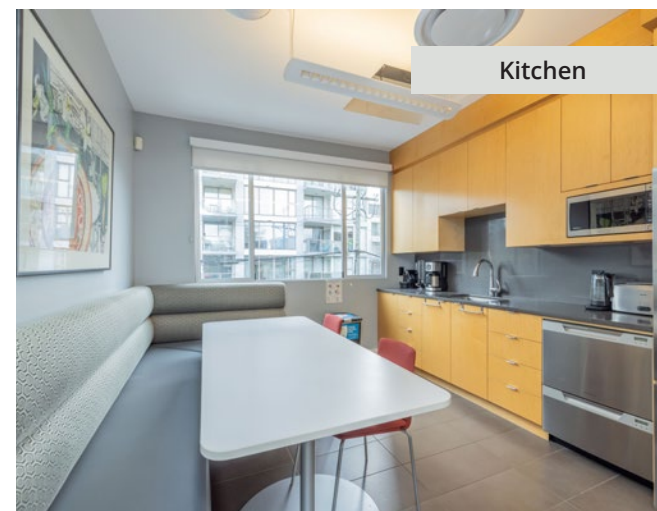
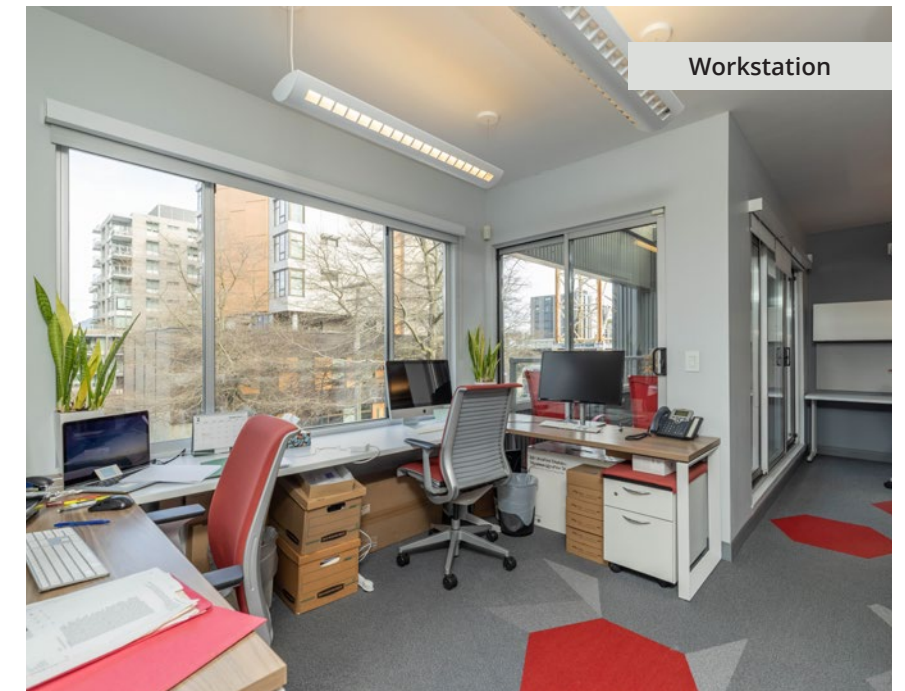


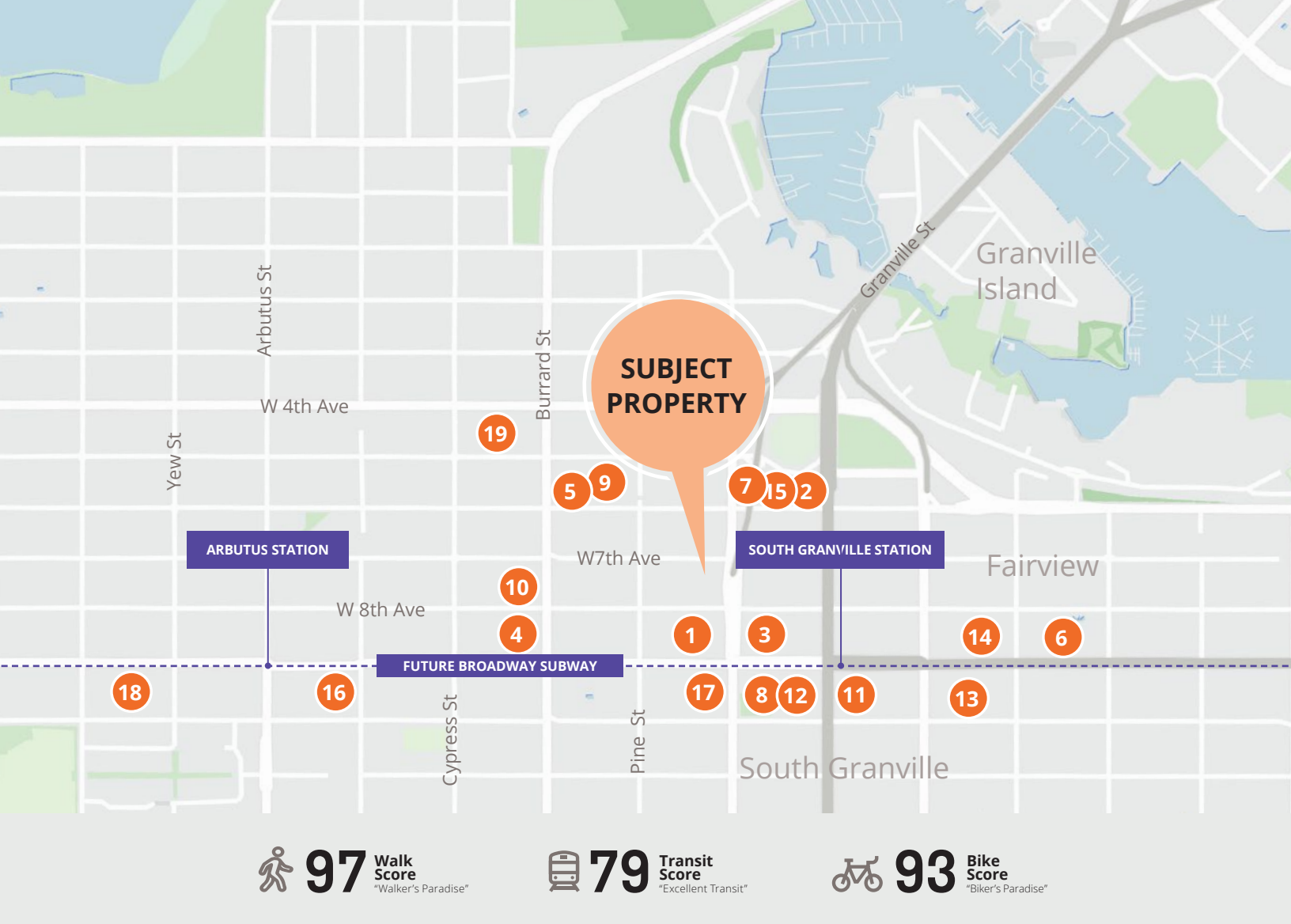
OPPORTUNITY

Positioned just south of Broadway, 1622 West 7th offers convenient access to Downtown Vancouver, Kitsilano, and the Broadway Corridor, supported by strong transit connectivity and nearby arterial routes. The surrounding area is a lively, well-established neighbourhood with a blend of residential development, professional services, and local retail. Tenants benefit from being steps from cafés, restaurants, fitness studios, everyday services, and major transit routes along Broadway.

SUITE FEATURES

-  Reception area
-  Ten (10) open workstations
-  Two (2) covered patios
-  Kitchen
-  Two (2) washrooms
-  One (1) Boardroom
-  One (1) private office





Nearby amenities

- | | | |
|-----------------------------|------------------------------|----------------------------|
| 1. Earls Kitchen + Bar | 8. Cactus Club Cafe | 15. Grapes & Soda |
| 2. Cheesecake Etc | 9. Elysian Coffee | 16. Pallet Coffee Roasters |
| 3. Tim Hortons | 10. Gateau de Henry | 17. Indigo |
| 4. My Liquor Store | 11. Blenz Coffee | 18. London Drugs |
| 5. Fifth Avenue Cinemas | 12. Starbucks Coffee Company | 19. Their There |
| 6. Lagree Studio | 13. Staples | |
| 7. Beaucoup Bakery and Cafe | 14. Boston Pizza | |

Contact for more information

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