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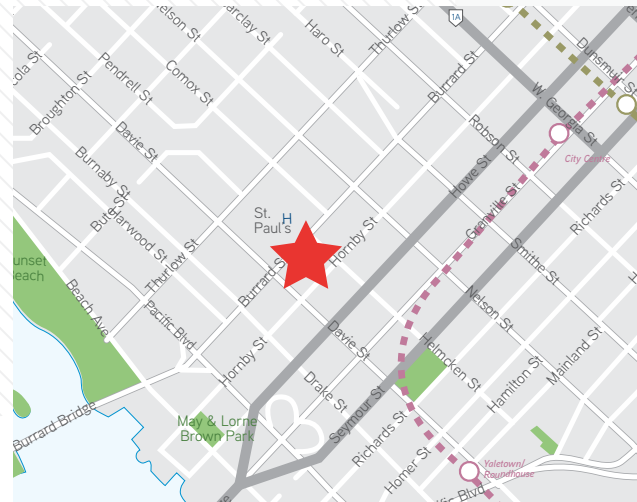
Helmcken Street
Vancouver | BC

Short Term, Fully
Improved Office Space

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AVAILABLE SPACE

Available	Main Floor	2,500 SF
	2nd Floor	2,500 SF
	Total Building	5,000 SF
Asking Rate	\$15.00 psf per annum	
Additional Rent	\$13.10 psf per annum	
Improvements	Main Floor - Mix of offices, open area and large meeting spaces. In suite kitchen and washroom 2nd Floor - Fully improved with 8 offices, kitchen and open work space	
Occupancy	Immediate	

BUILDING FEATURES

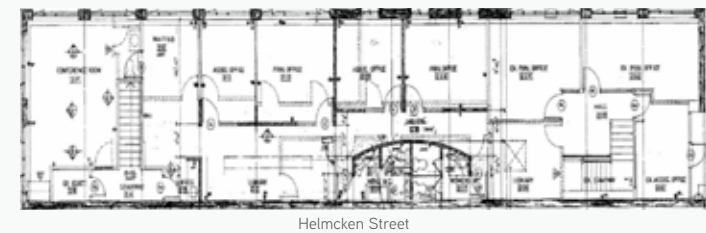
- Located on the corner of Helmcken Street and Hornby Street
- Excellent street front exposure, high pedestrian and vehicle traffic
- Building is a 10 minute walk from the Vancouver City Centre Canada Line and SkyTrain station
- Street parking

FLOOR PLAN

Main Floor



Second Floor



DEMOGRAPHICS



Daytime Population
161,284

*Est. 2019 demographics within 1 km of the subject property



Avg. Household Income
\$82,350



Walk Score
100

*Walker's Paradise



Transit Score
100

*Excellent Transit



Bike Score
91

*Biker's Paradise

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