

**AVISON
YOUNG**

For Lease

**Suite 310 & 305 - 1770 Burrard Street
Vancouver, BC**



Well-improved, move-in ready suites available in the Armoury District, ranging from 1,848 sf to 2,596 sf.

Robin Buntain*, Principal
604 647 5085
robin.buntain@avisonyoung.com
**Robin Buntain Personal Real Estate Corporation*

Tammy Stephen, Team Lead, Client Services
604 647 1343
tammy.stephen@avisonyoung.com

For Lease

Suite 310 & 305 - 1770 Burrard Street
Vancouver, BC

Salient details

ADDRESS
1770 Burrard Street
Vancouver, BC

ADDITIONAL RENT
\$17.60 psf per annum

ZONING
IC-1 / IC-2

PARKING
1 stall per 500 sf / \$200 per stall
plus taxes

BASE RENT
Contact listing agents

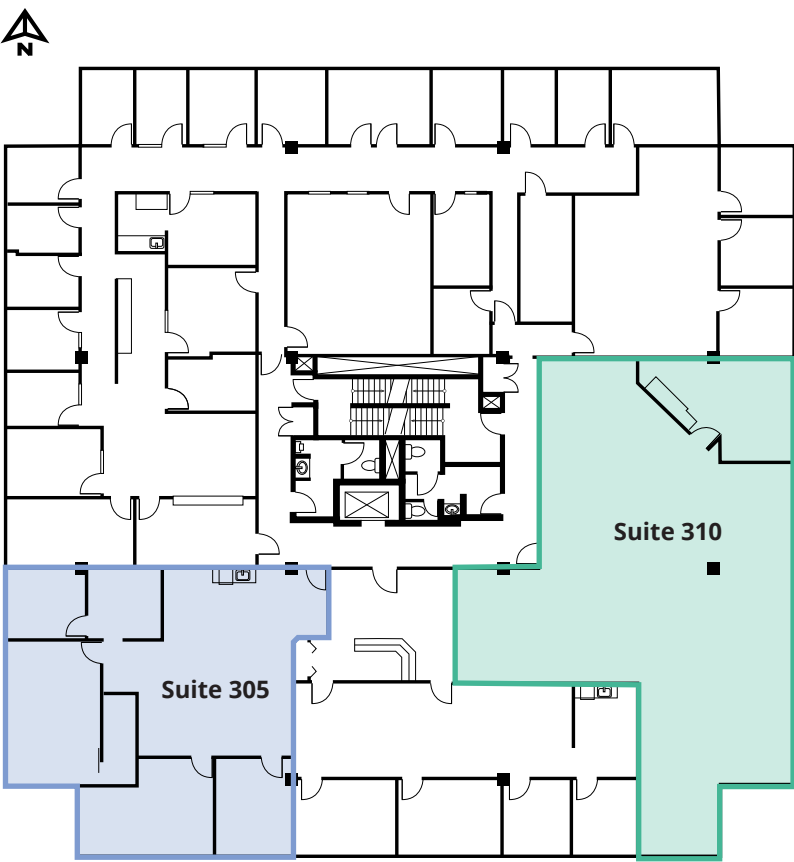
Location & building

Located at the northeast corner of West 2nd Avenue and Burrard Street, this property is ideally situated in Vancouver’s highly sought-after Armoury District. The area offers excellent connectivity to Downtown Vancouver, Mount Pleasant, and the West Side.

Surrounded by a vibrant mix of amenities, the building is just steps from Kits Beach, the shops and restaurants along West 4th Avenue, and Granville Island. The neighbourhood also benefits from excellent transit service and bike connectivity, making it easily accessible for employees.

This dynamic location blends urban convenience with a strong lifestyle component, offering immediate access to waterfront pathways, parks, and a diverse mix of retail, dining, and everyday amenities.

Floor plan



Building features

Secure underground parking

Bike storage

Professionally managed

Boutique building with smaller floor plates

Recently renovated common areas

Suite 310 features

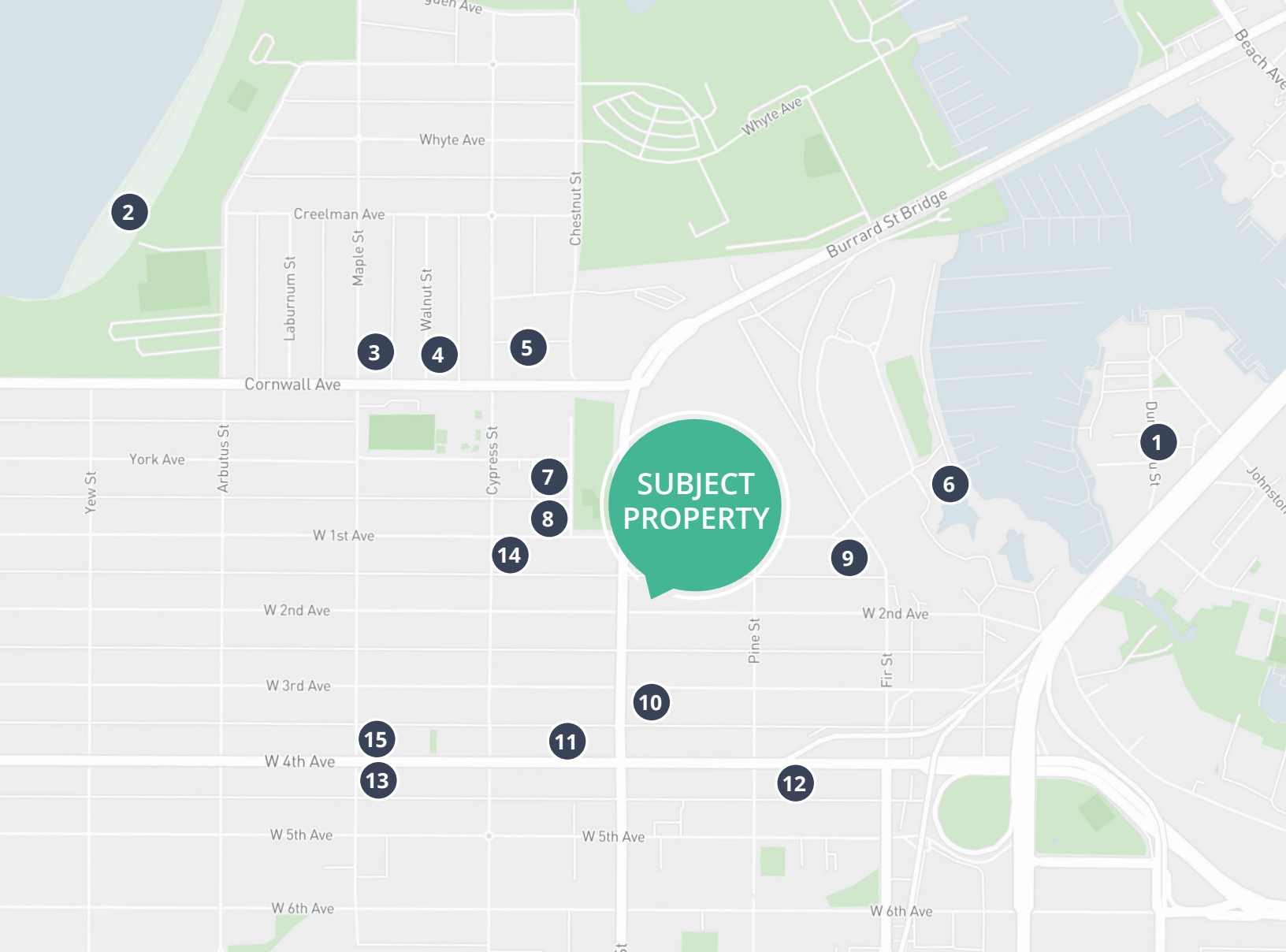
- Size: 2,596 sf
- Available: Immediately
- Improved space
- 1 meeting room or office
- Large open plan area
- Elevator exposure
- Bright and efficient space



Suite 305 features

- Size: 1,848 sf
- Available: Immediately
- Improved space
- 4 offices or meeting rooms
- Kitchenette
- Exposed ceilings
- New lighting
- New roller shades
- Bright corner unit
- Elevator exposure
- Demountable wall system allowing for easy reconfiguration





Amenities

- | | | |
|---------------------|---------------|------------------------------|
| 1. Granville Island | 6. Go Fish | 11. Ramen Danbo |
| 2. Kitsilano Beach | 7. Dollarama | 12. No Frills |
| 3. Octopus Garden | 8. AnnaLena | 13. Patagonia |
| 4. Moltan | 9. Prado Cafe | 14. Rocky Mountain Flatbread |
| 5. Seigel's Bagel | 10. Bel Café | 15. Las Margaritas |

Contact for more information

Robin Buntain*, Principal
 604 647 5085
robin.buntain@avisonyoung.com
**Robin Buntain Personal Real Estate Corporation*

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
 Platinum member

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

© 2026 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")

Website | Twitter | Instagram | LinkedIn