

**AVISON  
YOUNG**

# For Lease

2318 Oak Street, Unit 100  
Vancouver BC



Exceptional opportunity to lease 3,973 sf of beautifully renovated office/production space in the popular Fairview Slopes neighbourhood.

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## Property details

### SIZE

3,973 sf

### AVAILABILITY

Immediately

### FURNITURE

Can be made available

### ZONING

FM-1

### PARKING

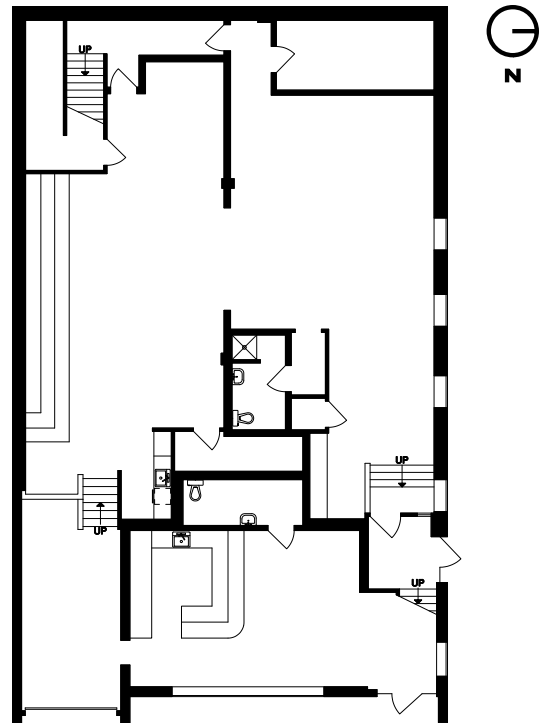
Two (2) parking stalls available at \$150.00 per month plus applicable taxes

### ADDITIONAL RENT

\$17.58 psf (2024 estimate)

### ASKING RENT

Contact listing agents








## Opportunity

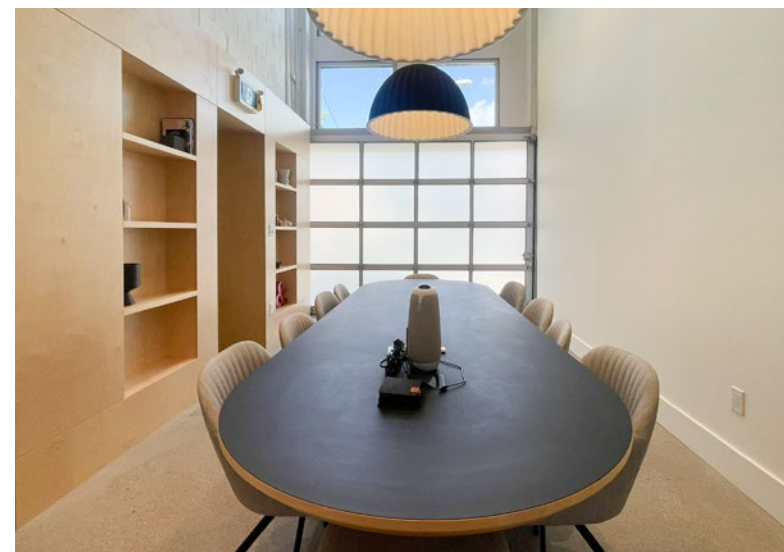
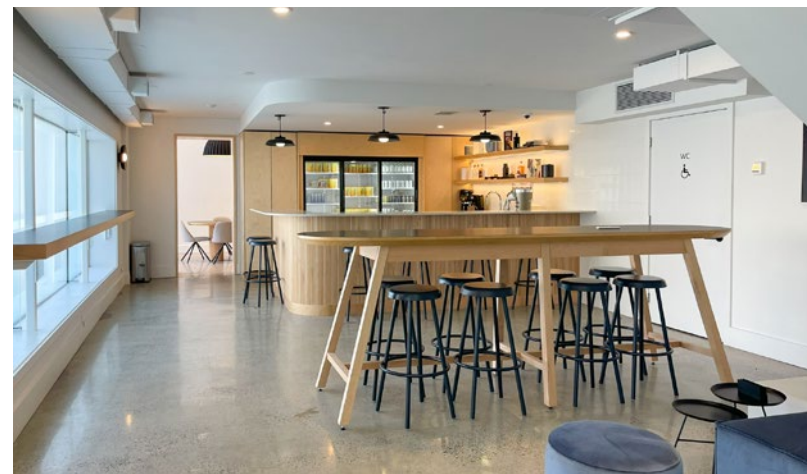
Introducing the exclusive opportunity to lease an extensively renovated and impeccably designed office premises in Vancouver's highly desirable Fairview neighbourhood. The incoming tenant will receive a highly unique, creative and polished office experience. 2318 Oak Street is host to reputable tenants including Project 22 Design and Placemark Design Studio who compliment the building's aesthetically charming and presentable façade.

The building offers tenants an exceptional amenity mix of restaurant and entertainment services and is within walking distance to major shopping corridors including West 4th Avenue, South Granville Street and Granville Island.









Zoning allows for cafe and retail opportunities (conditionally approved) and the City of Vancouver would welcome community based businesses.

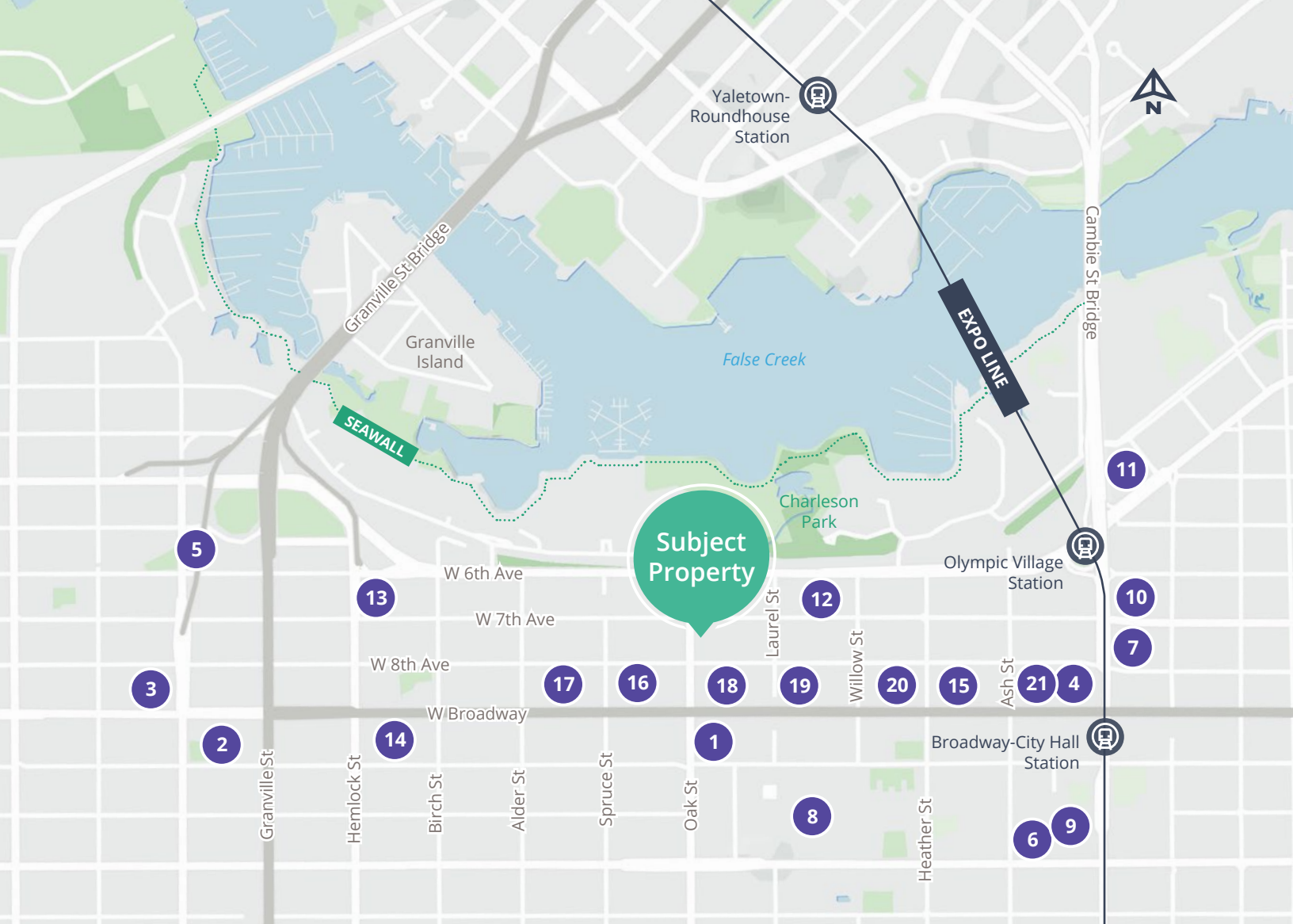
## Property highlights

-  Highly desirable Fairview location
-  Immediate access to 7th Avenue street bike-way
-  Proximity to major retail, restaurant and entertainment corridors
-  Exceptional street exposure with signage opportunities
-  Close walking distance to public transit, Olympic Village Station and Broadway-City Hall Station



## Suite highlights

-  Extensive interior and exterior building renovations
-  Boardroom/meeting room
-  Open area with room for a number of workstations
-  Kitchen, bar and lounge area
-  Two (2) private washrooms
-  Storage
-  Access to a glazed overhead loading door
-  Features ground level retail exposure



## Nearby amenities

- |                        |                                |                                  |
|------------------------|--------------------------------|----------------------------------|
| 1. DALINA Broadway     | 8. Vancouver General Hospital  | 15. Michaels                     |
| 2. Cactus Club Cafe    | 9. City Square Shopping Centre | 16. John 3:16 Malaysian Delights |
| 3. Earls Kitchen + Bar | 10. Canadian Tire              | 17. Tojo's Restaurant            |
| 4. Whole Foods Market  | 11. PetSmart                   | 18. Tozen Sushi Bar              |
| 5. Beaucoup Bakery     | 12. Tim Hortons                | 19. Shoppers Drug Mart           |
| 6. Fitness World       | 13. Wicked Cafe                | 20. Holiday Inn Vancouver-Centre |
| 7. The Home Depot      | 14. Staples                    | 21. Cactus Club                  |

## Contact for more information

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