

# FOR LEASE

Unit 200  
**545 Clyde Avenue**  
West Vancouver, BC

## Office Opportunity

- Office space available
- 2,850 sq.ft. leasable area
- Space can be split into 1,331 sq.ft. (south portion) & 1,519 sq.ft. (north portion)
- Recently renovated with multiple windowed offices, private kitchen & staff area and private washroom.
- Available with 15-30 days notice.



**Mark Hagedorn**

Personal Real Estate Corporation

604.786.7778

[Mark.Hagedorn@macdonaldcommercial.com](mailto:Mark.Hagedorn@macdonaldcommercial.com)

**Macdonald**  
COMMERCIAL

**CORFAC**  
International



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## Property Information

### LEASABLE AREA

2,850 sq. ft.

### PARKING

Six (6) reserved stalls at \$100.00 per month per stall

### AVAILABLE

15 -30 days notice

### TOTAL MONTHLY RENT

\$12,160.00 plus GST

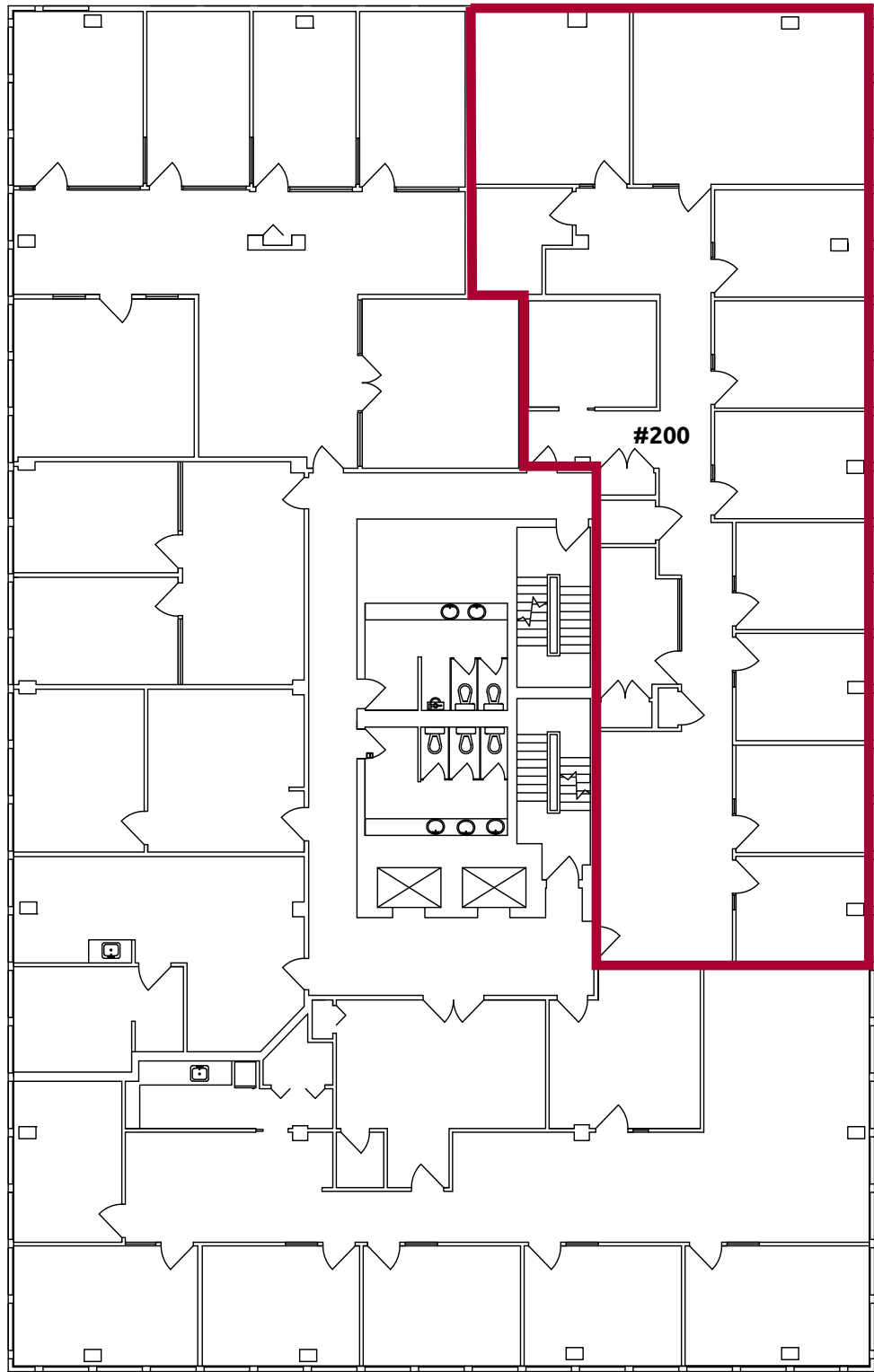
## LOCATION

This property is located just one block east of Taylor Way and one block north of Marine Drive and offers tenants easy access to the Upper Levels Highway and Downtown Vancouver.

## HIGHLIGHTS

- 2,850 square feet (can be demised into two units)
- Recently renovated with direct elevator access from the lobby;
- Reception/waiting area with seven (7) private windowed offices;
- In-suite private kitchen/staff area and washroom;
- Media Center with adjoining boardroom.

# Floor Plan - 2<sup>nd</sup> floor



Capilano River



Clyde Avenue

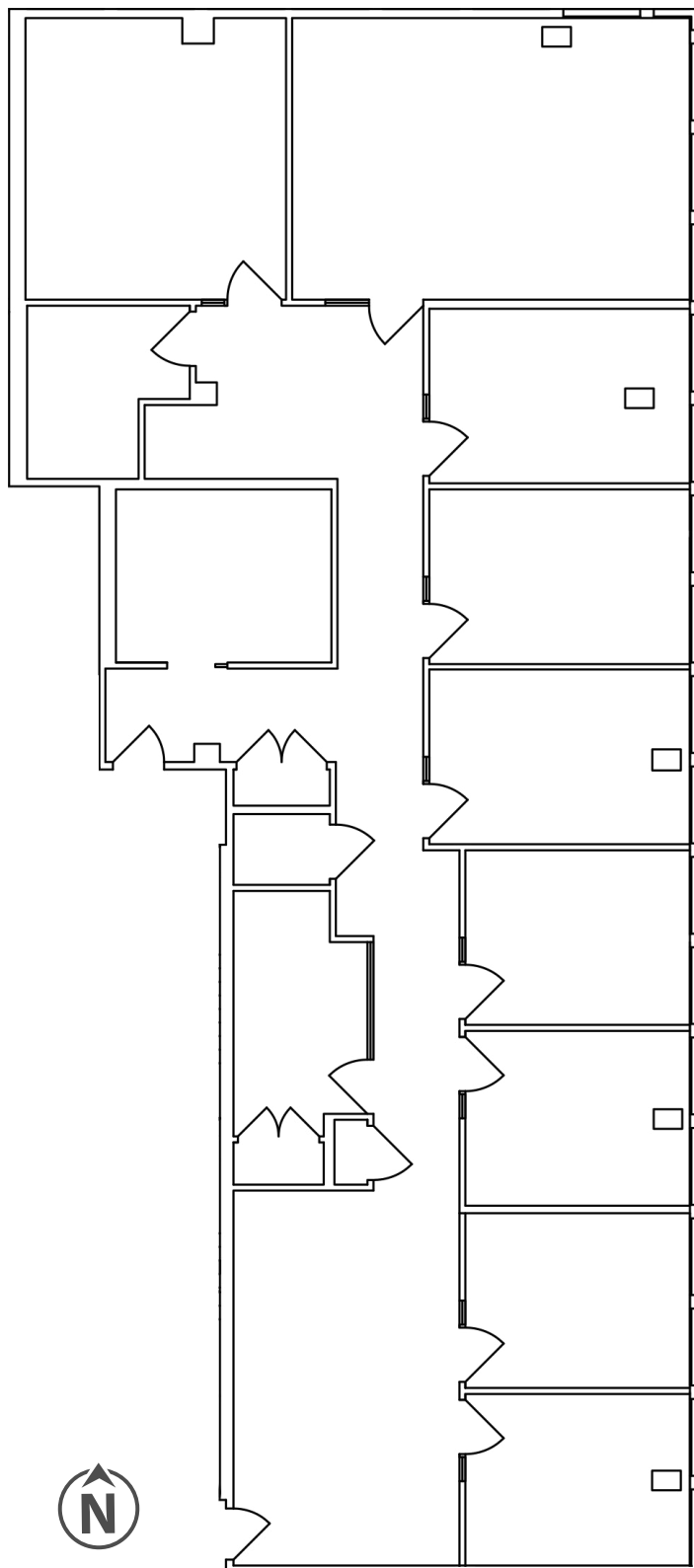
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# Floor Plan - Unit 200



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**LEASABLE AREA**

#200    2,850 sq. ft.

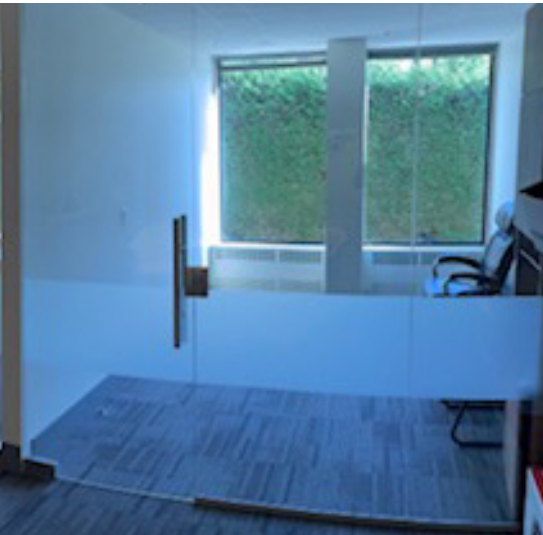
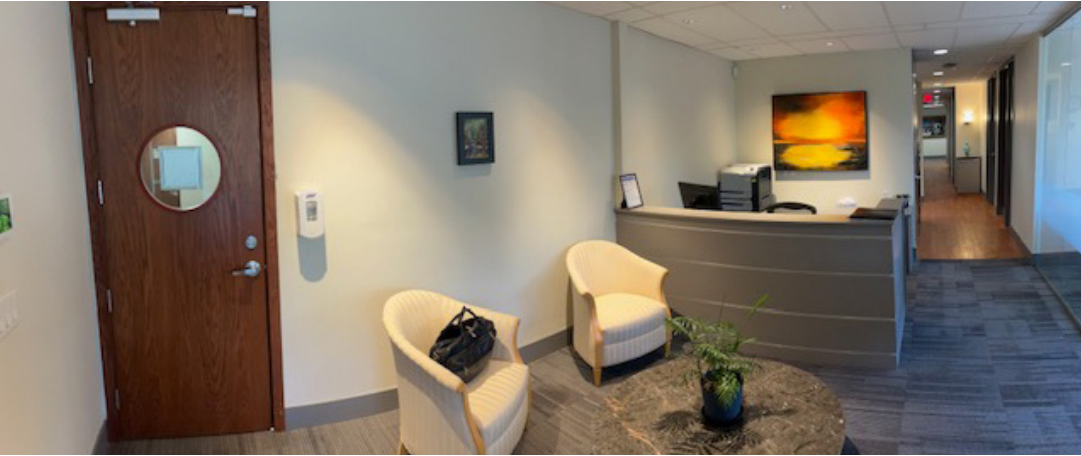


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