



CAPITULO BROS.
REAL ESTATE GROUP



PREMIUM OFFICE SPACE AT HOUSS
305-63 W 3RD AVENUE
VANCOUVER, BC



CAPITULO BROS.
REAL ESTATE GROUP



FELIX ANTONIO CAPITULO

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Residential and Commercial

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Top 10% Realtor in Metro Vancouver



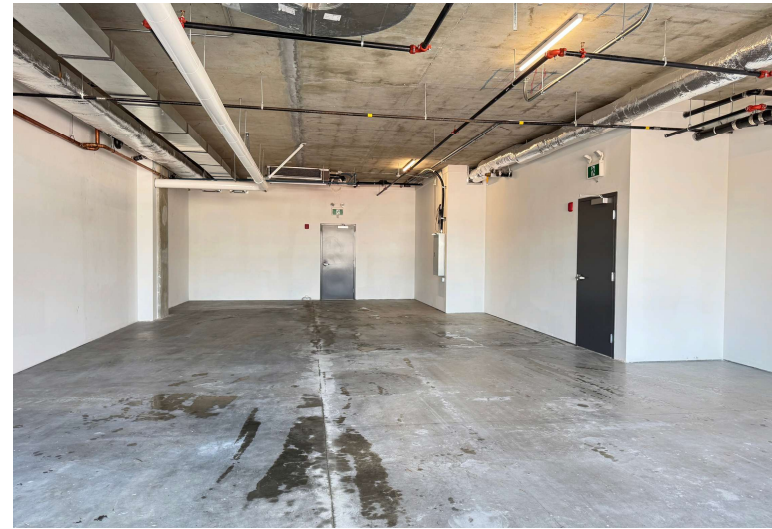
Oakwyn Realty Ltd.



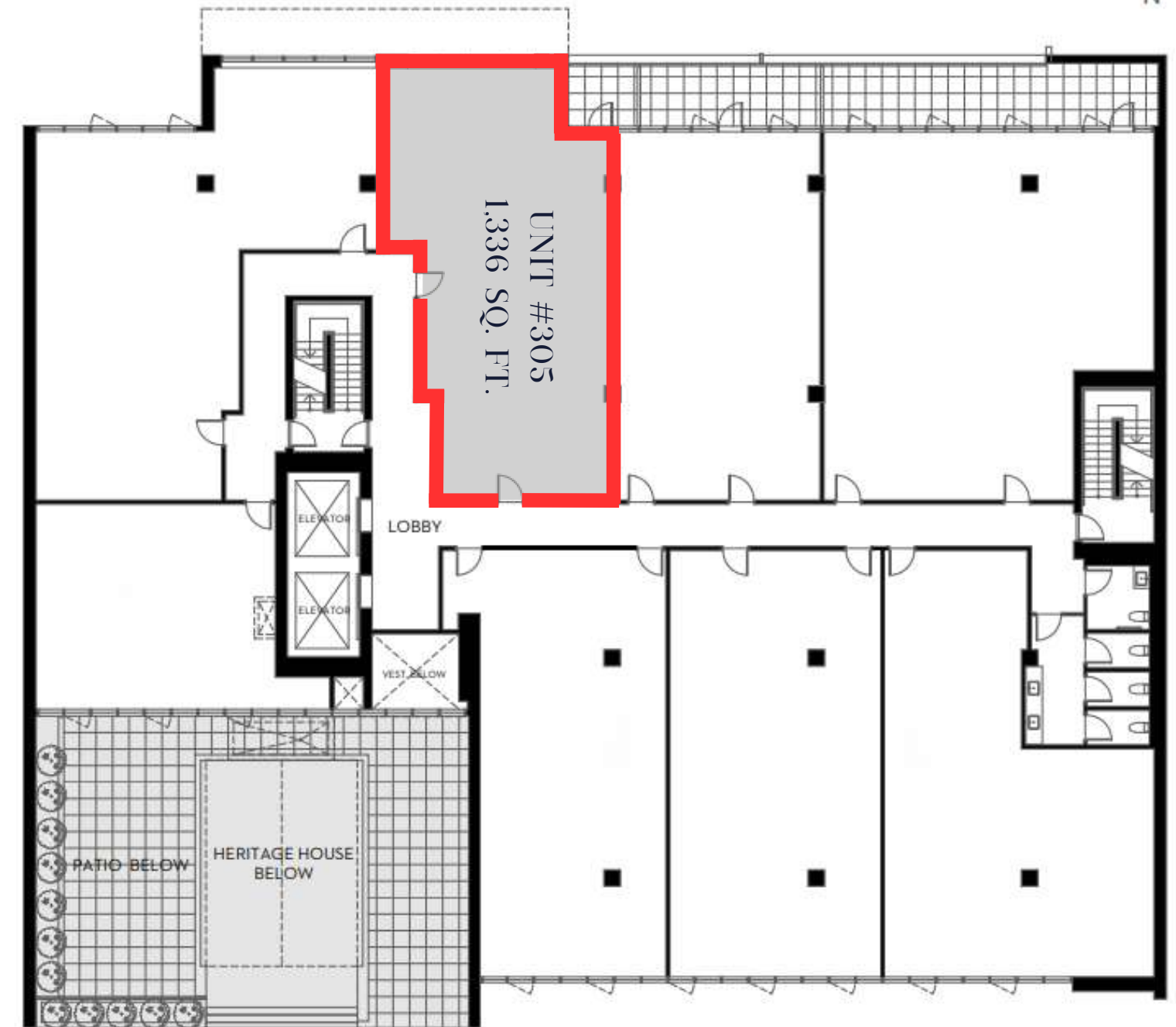
3195 Oak St. Vancouver, BC



604-620-6788



3rd floor



TOTAL FLOOR AREA: 12,173 SQ.FT

305-63 W 6TH AVENUE

POSITION YOUR BUSINESS OR INVESTMENT PORTFOLIO AT THE CENTER OF VANCOUVER'S DYNAMIC FALSE CREEK FLATS DISTRICT WITH THIS EXCEPTIONAL OPPORTUNITY AT HOUSS — A CONTEMPORARY, DESIGN-FORWARD COMMERCIAL STRATA DEVELOPMENT BY CONWEST.

LOCATED ON THE THIRD FLOOR, THIS 1,324 SQUARE FOOT SHELL CONDITION OFFICE SPACE PROVIDES A BLANK CANVAS TO BUILD OUT A CUSTOM ENVIRONMENT TAILORED TO YOUR EXACT NEEDS. IDEAL FOR OWNER-USERS OR INVESTORS. THE PROPERTY IS ZONED I-1, ALLOWING FOR A RANGE OF LIGHT INDUSTRIAL AND OFFICE USES IN ONE OF THE CITY'S MOST VIBRANT AND CREATIVE HUBS.

\$1,899,000

FLOOR AREA: 1,336 SF

YEAR BUILT: 2021

ZONING: I-1

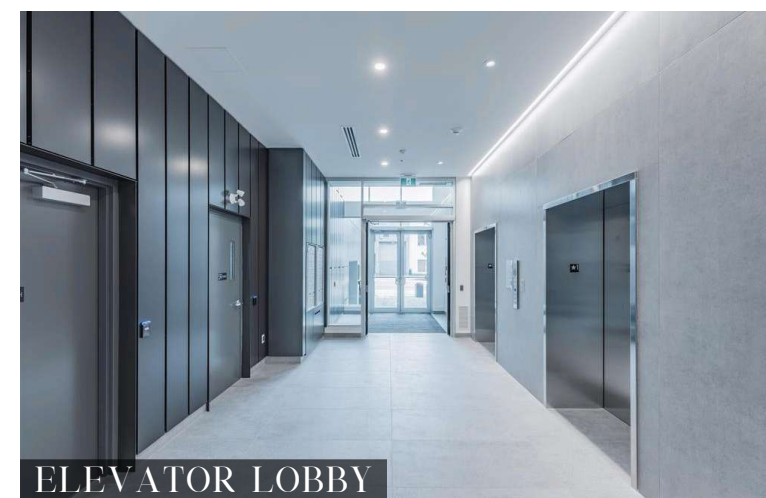
PARKING: 1 STALL

STRATA FEES: \$991.88

TAXES: \$8719.00

OCCUPANCY: VACANT

CONDITION: SHELL



ELEVATOR LOBBY



END OF TRIP FACILITY