

FOR LEASE



FOR LEASE | 49 DUNLEVY



PARADIGM GROUP  
Commercial Real Estate Services

49 DUNLEVY AVE. VANCOUVER, BC.



## PROPERTY DETAILS

Available	Immediately
Asking Base Rent	Contact Agent
Additional Rent	\$15.30 PSF (est. 2025)
Zoning	I-4

## BUILDING DESCRIPTION

This pet-friendly, two-storey Class B building, originally built in 1927, features modern upgrades including secure 24-hour access and rooftop patio. Its character heavy-timber construction sits in the highly walkable Railtown neighbourhood, steps from acclaimed dining such as Michelin-starred *St. Lawrence* and Vancouver favourite *The Mackenzie Room*.



84

VERY BIKEABLE



96

WALKER'S PARADISE



90

RIDER'S PARADISE

## RAILTOWN'S URBAN EDGE

Railtown blends cutting-edge design culture with a distinct industrial-chic vibe. Home to Bocci's sculptural lighting studio, Aritzia's global headquarters, and a cluster of high-end creative, tech, and fashion offices, the neighbourhood buzzes with innovation. Trendy cafés, restaurants, artisanal makers, and boutique studios energize the streets, making Railtown one of Vancouver's most vibrant and design-forward districts.





CURRENT AVAILABILITIES

Unit 37    2,645 SF    Immediate

Unit 240    1,423 SF    Immediate

Unit 380    2,257 SF    Immediate



## 37 DUNLEVY

Available	Immediately
Size	2,645 SF
Zoning	I-4
Add. Rent	\$15.30 PSF
Features	Dog friendly Fiber internet ready

### SUITE HIGHLIGHTS



2 Meeting Rooms



Modern Kitchen + Dishwasher



Air Conditioning



1 WC + Shower



Dedicated Access



Server Area w/ Venting

Unit 37 features versatile, secure ground-floor space with high ceilings and excellent street visibility, offering strong potential for a showroom or contemporary office. Set in Railtown's creative hub, it delivers a bright, spacious environment ideal for design-forward teams and makers.



## UNIT 240

Available	Immediately
Size	1,423 SF
Zoning	I-4
Add. rent	\$15.30 PSF
Features	Dog Friendly Fiber Internet ready

### SUITE HIGHLIGHTS



3 Meeting Rooms



Kitchenette



11' Ceilings



1 Washroom



Air Conditioning



2 Skylights

Suite 240 features expansive ceilings, enhanced by two large skylights. Formerly used as a production and recording studio, the space can be adapted to suit a wide range of needs.



For more information, please contact

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