

204 - 1437 KINGSWAY, VANCOUVER

1,666 SF OFFICE SPACE IN KENSINGTON CEDAR-COTTAGE

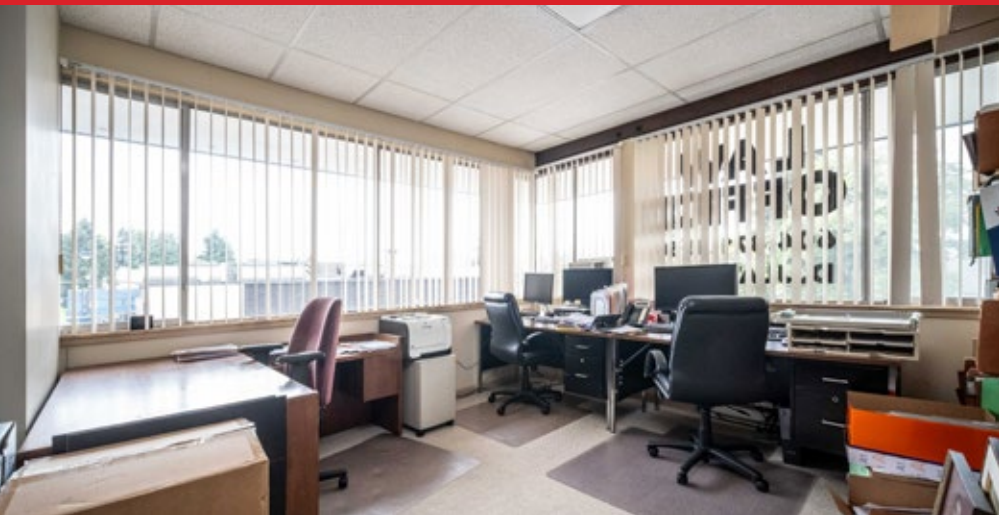
**FOR
LEASE**



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1,666 SF SECOND FLOOR WALK UP OFFICE SPACE

Well located in the heart of Kensington-Cedar Cottage, this second-floor walk-up office space offers a functional layout suited to a variety of professional users. The premises features five private offices, a reception area, and a kitchen, providing a practical setup for businesses seeking a move-in ready workspace.



Central
Location



Efficient
Layout



5 Private Offices,
Reception Area,
and Kitchen



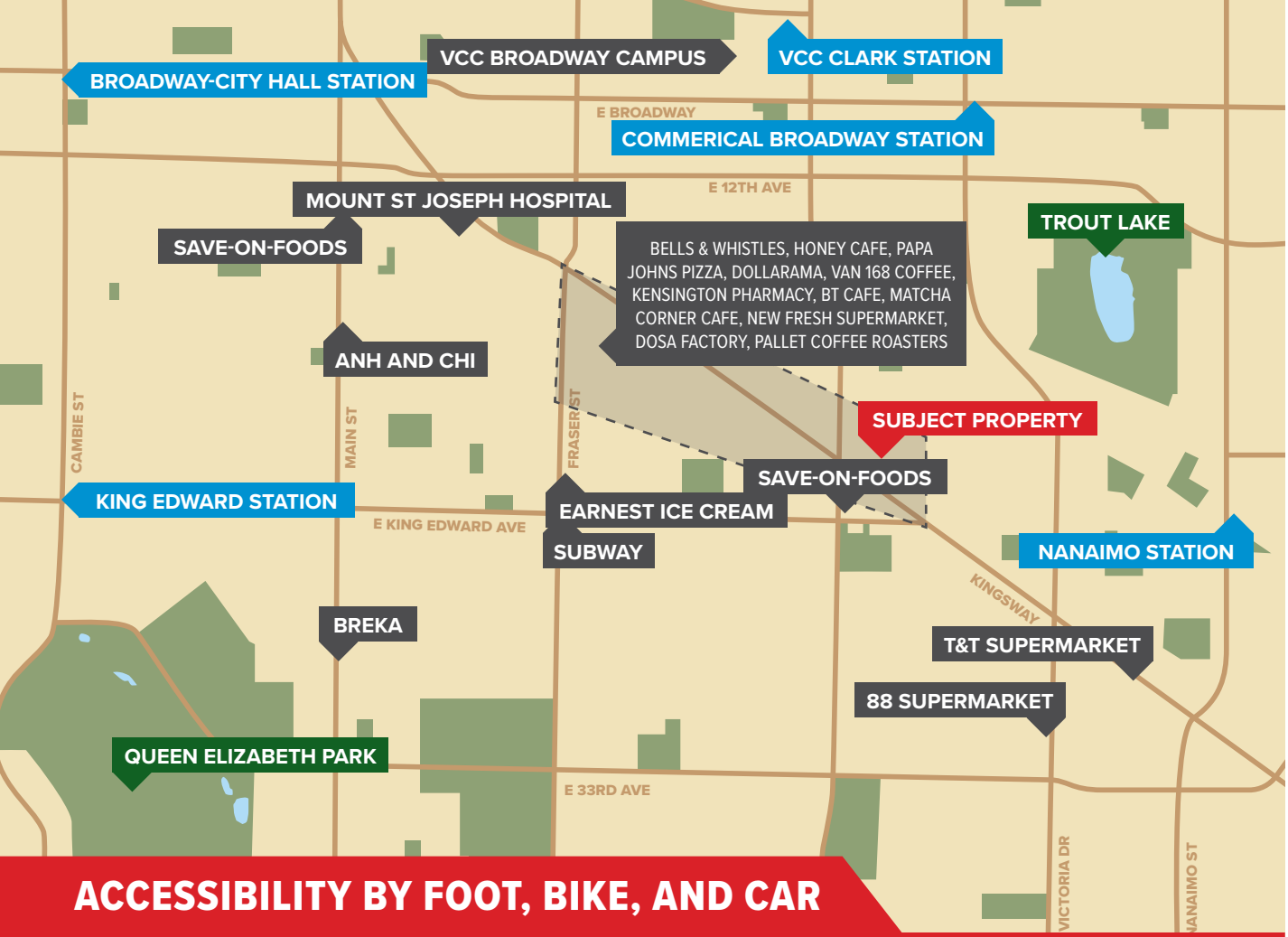
Lots of
Natural Light





SALIENT FACTS

SIZE	+/- 1,666 SQFT
PARKING	2 stalls
ZONING	C-2A
BASIC RENT	\$22.00/FT
ADDITIONAL RENT	\$18.00/FT
MONTHLY RENT	\$5,553 + GST



THE NEIGHBOURHOOD


Located along the highly visible Kingsway corridor in Vancouver’s Kensington-Cedar Cottage neighbourhood, 1437 Kingsway benefits from excellent accessibility and proximity to a wide range of nearby amenities. The property is surrounded by restaurants, cafés, retail shops, service providers, and established residential neighbourhoods, creating a convenient setting for both staff and clients. Kingsway serves as a key east-west arterial route, providing efficient access to Downtown Vancouver, Mount Pleasant, Commercial Drive, Burnaby, and other major employment areas.

1437 Kingsway is well served by transit along one of Vancouver’s key east-west corridors. The property is steps from frequent bus service on Kingsway, with nearby connections to Route 19 Kingsway, Route 22 Knight, and Route 25 King Edward. These routes provide convenient access to Downtown Vancouver, Commercial-Broadway Station, Nanaimo Station, King Edward Avenue, and surrounding East Vancouver neighbourhoods. Commercial-Broadway Station is also accessible by a short bus ride, offering direct connections to the Expo and Millennium SkyTrain lines.

ACCESSIBILITY BY FOOT, BIKE, AND CAR



TROUT LAKE > 6 MIN DRIVE	▲
NANANIMO STATION > 6 MIN DRIVE	▶
DOWNTOWN VANCOUVER > 17 MIN DRIVE	◀
YVR AIRPORT > 21 MIN DRIVE	▼

----- **DRIVE TIMES** 

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