



## Suite 120, 1412 West 7<sup>th</sup> Avenue Vancouver, BC

### Opportunity

Situated at West 7<sup>th</sup> Avenue and Hemlock Street, one block east of Granville Street. This location is close to the amenities the Fairview area has to offer including various restaurants, coffee shops, parks, and retailers. Skytrain will be three blocks away at Granville and Broadway.

#### Brian Mackenzie

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# Suite 120, 1412 West 7<sup>th</sup> Avenue, Vancouver, BC

## Highlights

Nicely finished North side unit with two private offices, an open area, kitchen and boardroom.

## Location

This property is centrally located in the heart of the Broadway Corridor. This suite would be suited for professional users. Up to two parking stalls and ample street parking are available, with the premises being easily accessible by car, bus, and the West 7<sup>th</sup> Avenue bike route.

## Property Details

### Size

1,302 SF

### Base Rent

\$20.00/SF per annum

### Estimated Additional Rent (2026)

\$25.89/SF

Includes in-suite electrical; excludes in-suite janitorial

### Parking

Up to two (2) parking stalls at current rate of \$138.00 per stall, plus applicable taxes.

### Available

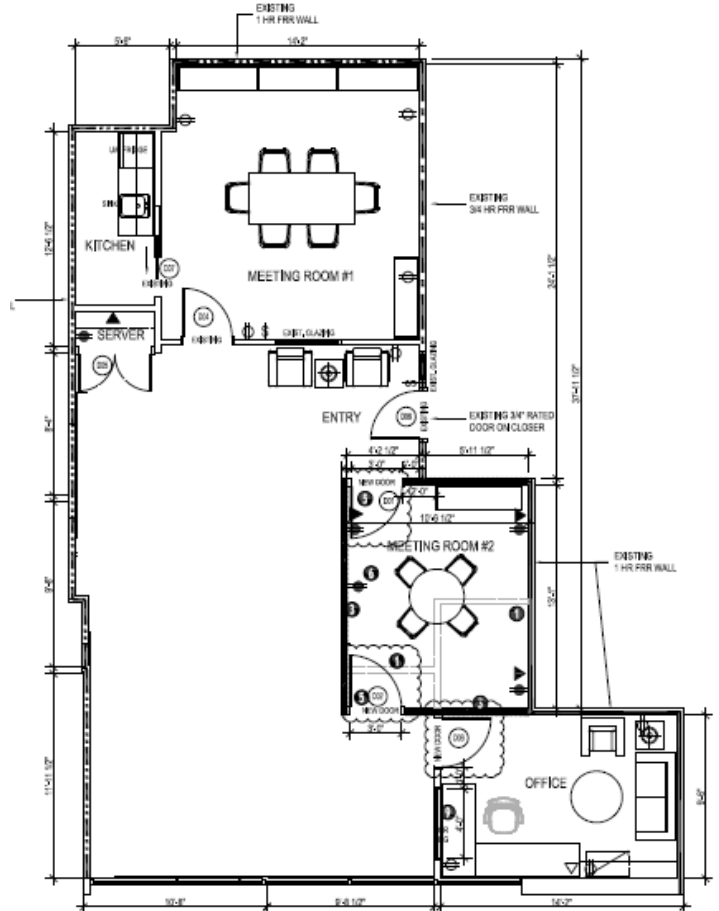
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