



1750 West 75<sup>th</sup> Avenue | Vancouver, BC

## OFFICE, LIGHT INDUSTRY/WAREHOUSE, HEALTHCARE, INSTITUTIONAL, FLEXIBLE USE SPACE FOR LEASE

Unique opportunity to lease flexible open concept space with perimeter offices, boardrooms, kitchens and views of Fraser River and the Park. One unit has access to 4,500 SF of warehouse space with a loading door.

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# 1750

West 75<sup>th</sup> Avenue  
Vancouver, BC

## Available Area

#101 - Up to 15,333 SF

#208 - 5,403 SF

#210 - 5,734 SF

#210 + #208 - Up to  
11,137 SF

(Landlord will consider demising)

## Lease Rate

\$20.00 – \$22.00/SF

## Operating Costs & Taxes

\$15.50/SF (2025 est)

## Parking

1 Stall per 500 SF Leased

(free of charge)

## Zoning

CD-1 (198)

## Year Built

1990

## LOCATION

1750 West 75<sup>th</sup> Avenue is in Vancouver's Marpole neighbourhood, known for its quiet residential feel, parks, and easy access to amenities. The area is well-connected by public transit, with bus routes running along major streets like Granville and Cambie, providing easy access to Downtown Vancouver, Richmond, Metro-town and YVR Airport.

The Landlord has implemented an Uber Voucher Program for transportation to and from Marine Drive SkyTrain Station.

## FEATURES

## CORNER LOCATION

with building signage opportunities



AMPLE PARKING

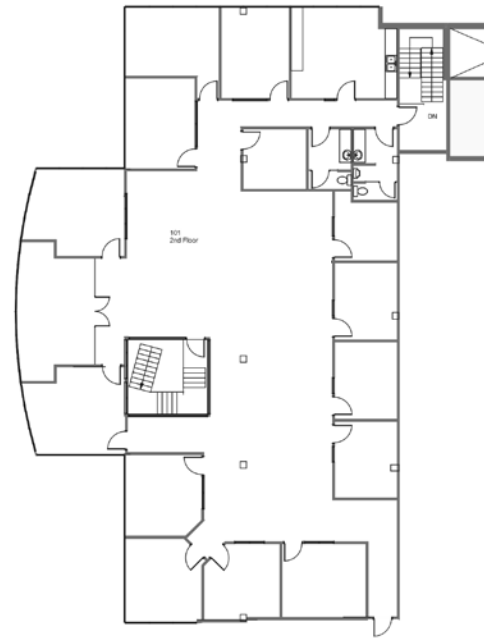
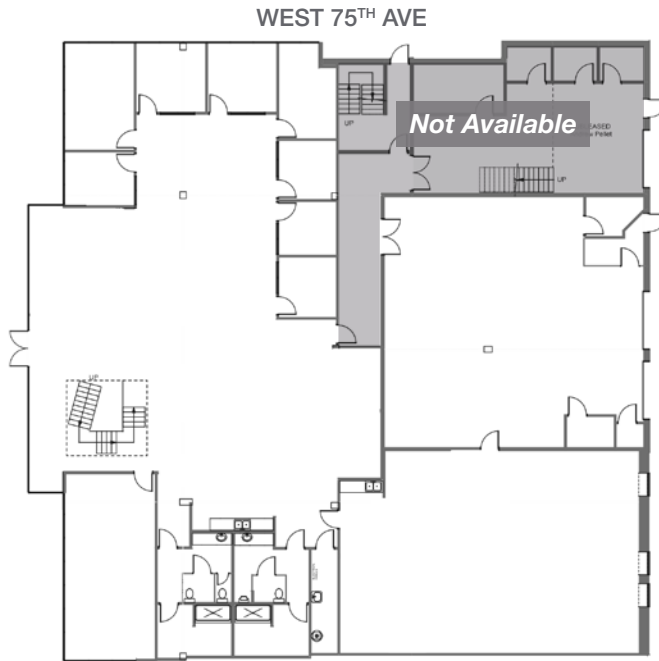


GREEN SPACE

## SUITE 101

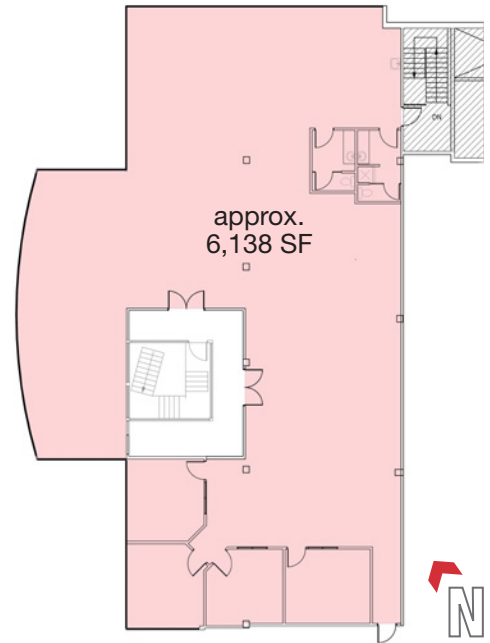
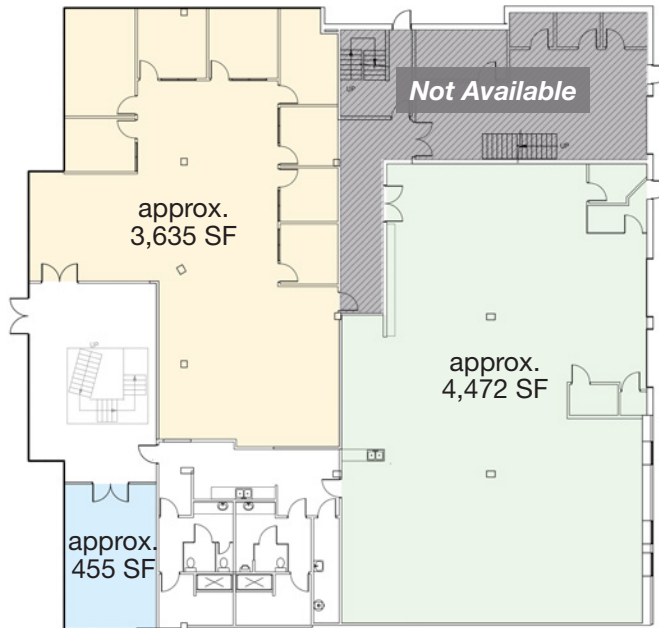
### EXISTING FLOOR PLAN

Up to  
15,333 SF  
Available  
Immediately



### SAMPLE TEST FIT

Test fit provided by



### BUILDING FEATURES



Free Visitor Parking  
Ample surface spaces



Fitness Centre  
With showers



Fraser River Park  
Green space with walking path



On-Site  
Cafe & restaurant



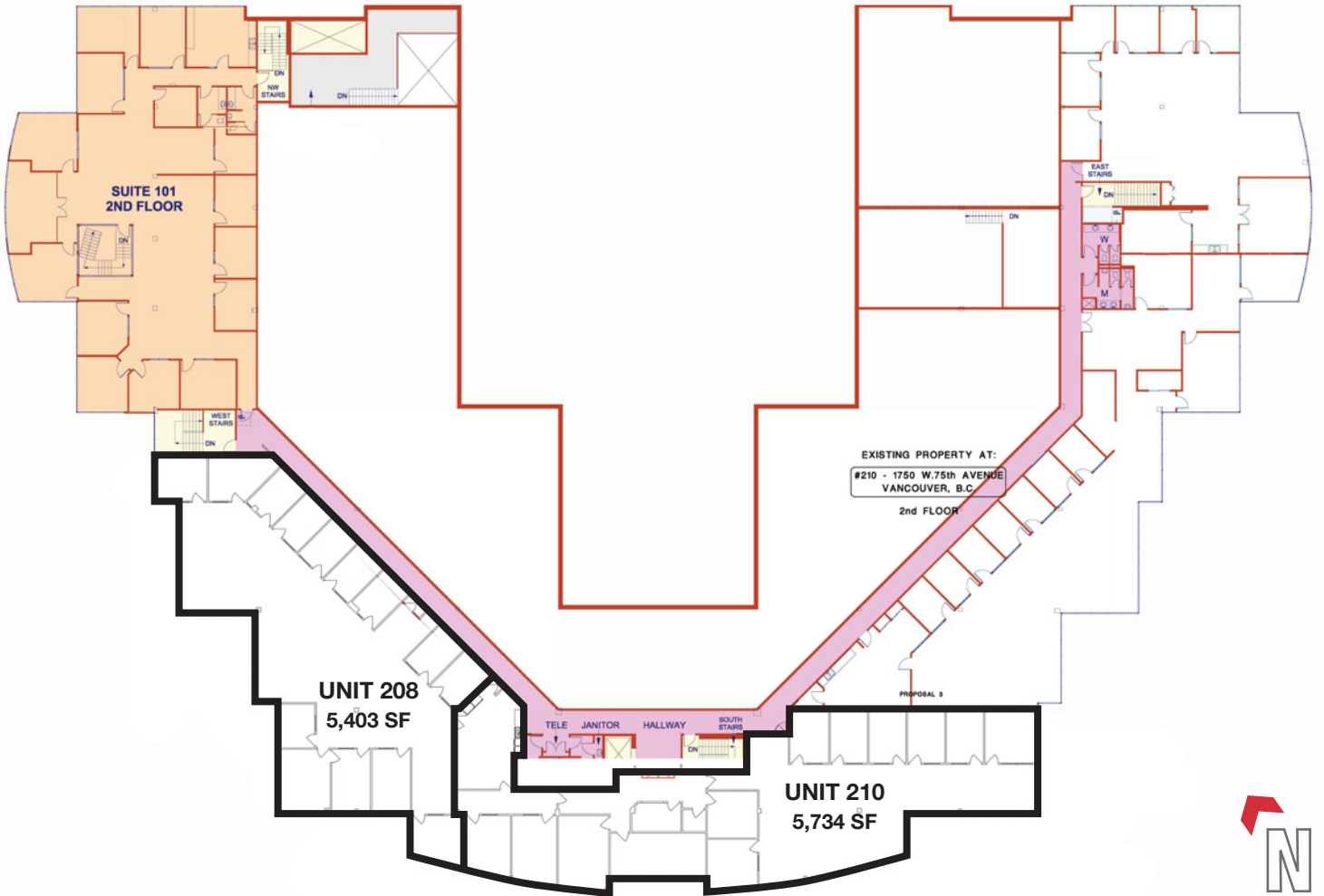
Transportation Service  
Uber voucher program to/from  
SkyTrain

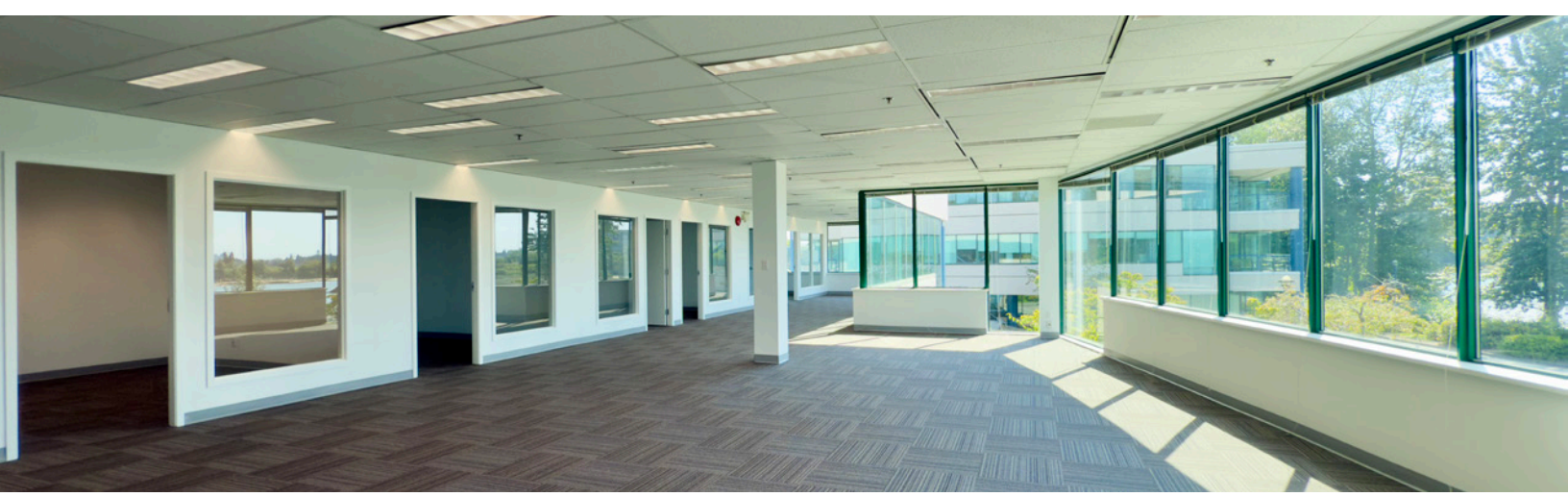


Bicycle Facility  
Secure lockers

**SECOND  
FLOOR  
PLAN**

**Unit 210: Up to 11,131 SF Available August 1, 2025**  
*Demising options considered*







**DOWNTOWN VANCOUVER**  
15-MIN DRIVE

**OAKRIDGE CENTRE**  
5-MIN DRIVE

**UBC**  
15-MIN DRIVE

**PAID TRANSPORTATION SERVICE TO MARINE DR**

**1750**  
W 75 AVE

**METROTOWN**  
20-MIN DRIVE

**VANCOUVER TRANSIT CENTRE**

**RICHMOND CENTRE**  
10-MIN DRIVE

**TEMPLETON**

**BRIDGEPORT**

**YVR AIRPORT**  
5-MIN DRIVE

**NEARBY RESTAURANTS, BANKS, CAFES & GROCERY STORE**

- |                             |                                       |
|-----------------------------|---------------------------------------|
| 1. Milltown Bar & Grill     | 9. Mirchi Indian                      |
| 2. TD Canada Trust          | 10. HSBC Bank                         |
| 3. Sushi Bar Shu            | 11. Red Star Seafood                  |
| 4. Rib & Chicken            | 12. BMO Bank of Montreal              |
| 5. Subway / Scotiabank      | 13. Wang's Taiwan Beef Noodle House   |
| 6. Safeway / RBC Royal Bank | 14. CIBC / The Yard Cafe / Bann Thai  |
| 7. BCLIQUOR                 | 15. Gigi Blin Market Cafe             |
| 8. Fighter Chicken          | 16. Cafe de l'Orangerie / Wick's Cafe |

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