

3615 W 16th Avenue – Leasing Opportunity

Rare opportunity to lease a high-profile retail or office space in the desirable West Point Grey area of Vancouver.





Property Features	
Size	Approx. 5,945 SF
Ceiling Height	Approx. 13-foot ceiling
Condition	Shell condition with open flexible layout
Current Layout	Currently divided into 3 sections with steel stud demising walls
Parking	10 dedicated parking stalls + easy nearby street parking
HVAC	3 existing air conditioning units within the premises
Location	Busy and highly visible West Point Grey location
Neighbouring Businesses	Busy café, physiotherapy clinic, and surrounding residential communities

Tenant Improvement Potential

The landlord is open to discussing tenant improvements (TI) depending on the proposed use, lease terms, and overall offer. Potential improvements may include HVAC upgrades, washrooms, lighting, electrical upgrades, and other base building improvements to support tenant operations.

Prime West Side Vancouver Location

Centrally located near the intersection of West Point Grey, Kitsilano, and Dunbar, offering excellent accessibility, visibility, and strong surrounding demographics.

Contact Information

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