



**FOR SUBLEASE**

**231-1628 W 1st Avenue**

Vancouver, BC

**Patricia Wong Chong** CCIM  
604.780.3889  
[Patricia@macdonaldcommercial.com](mailto:Patricia@macdonaldcommercial.com)

**Macdonald**  
COMMERCIAL

member of  
**CORFAC**  
INTERNATIONAL



# PROPERTY SUMMARY

## LOCATION

Centrally located in a highly sought-after area, just steps from Granville Island. Situated on West 1st Avenue between Burrard Street and Fir Street, the property is easily accessible by car, bike, and on foot.

## OPPORTUNITY

Prime wellness centre available for lease in Fairview. This bright, open-concept office space offers high ceilings and an abundance of natural light. Well-suited for a registered massage therapist (RMT), acupuncturist, accountant, law firm, tech office, or other service-oriented business.

## FEATURES

- » Visitor parking
- » Beautiful hardwood floors
- » Natural light with large windows

## SALIENT DETAILS

### ADDRESS

231-1628 West 1<sup>st</sup> Avenue, Vancouver, BC

### SIZE

217 SF

### ZONING

CD-1 (339) Comprehensive Development

### BASIC RENT

Contact Agent

### ADDITIONAL RENT

Approx. \$22.00 psf (estimate for 2025)

### AVAILABLE

Immediately







99

#### WALK SCORE

Walker's Paradise  
Daily errands do not  
require a car



91

#### BIKER SCORE

Biker's Paradise  
Daily errands can be  
accomplished on a bike



78

#### TRANSIT SCORE

Excellent Transit  
Transit is convenient  
for most trips

Source: walkscore.com

## AMENITIES

1. Ferrari
2. TV Dinner
3. Lamborghini
4. Mavi Jeans  
Showroom & Office
5. Brewing August
6. The BMW Store
7. Prado Cafe
8. Apollonia Greek Restaurant
9. Oid  Coffee

## PARK

- A. Kitsilano Beach
- B. Vanier Park
- C. Seaforth Peace Park
- D. Granville Loop Park
- E. Creekside Park

## Drive time to

Downtown Vancouver	5 min
YVR	20 min

**Patricia Wong Chong** <sup>CCIM</sup>  
604.780.3889  
[Patricia@macdonaldcommercial.com](mailto:Patricia@macdonaldcommercial.com)

**Macdonald**  
**COMMERCIAL**

**Macdonald Commercial Real Estate Services Ltd.**  
1827 W 5th Ave, Vancouver, BC V6J 1P5  
[www.macdonaldcommercial.com](http://www.macdonaldcommercial.com)

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.