

VALUE



PROPERTY
GROUP

FOR LEASE

1618 WEST 3RD AVENUE
VANCOUVER, BC



PRIME SPACE IN HIGH TRAFFIC VANCOUVER LOCATION

Value Property Group
(604) 606-7016
leasing@valueindustries.com



400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

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1618 West 3rd Avenue
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OPPORTUNITY

Centrally located on West 3rd Avenue, between Pine and Fir Streets, this Burrard Slopes design district location is easily accessed by pedestrians, motorists and public transit users.

HIGHLIGHTS

- 1725 square feet total
- Ground level access
- Available immediately

ZONING:

IC-1 (Light Industrial & Mixed Commercial Use)

Ideal for retail in front, warehouse in back & office above

ASKING LEASE RATE

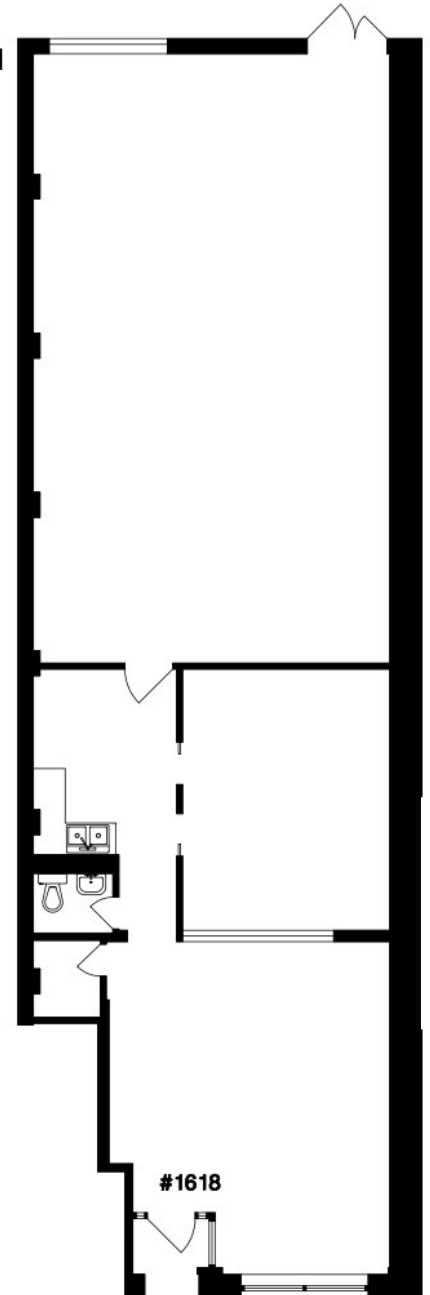
Please contact for rates.

TAXES & OPERATING COSTS (2026)

Property Taxes: \$13.87/sq. ft.*

Common Area: \$3.98/sq. ft.*

*excluding management fee



CHECK OUT OUR VIDEO TOUR:

<https://tours.pixlworks.com/1618-w-3rd-ave-vancouver>

Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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