

**AVISON
YOUNG**

For Lease

**1684 West 2nd Avenue
Vancouver, BC**



Well-improved 3,900 sf standalone office building in the heart of the Armory District, featuring a private patio and ample parking

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Office space for lease

1684 West 2nd Avenue
Vancouver, BC

PROPERTY DETAILS

AREA

3,900 sf

AVAILBILTY

May 1, 2026

ZONING

IC-2

ADDITIONAL RENT

\$20.75 psf per annum

RENTAL RATES

Contact listing agents

PARKING

Seven stalls at no additional cost








LOCATION

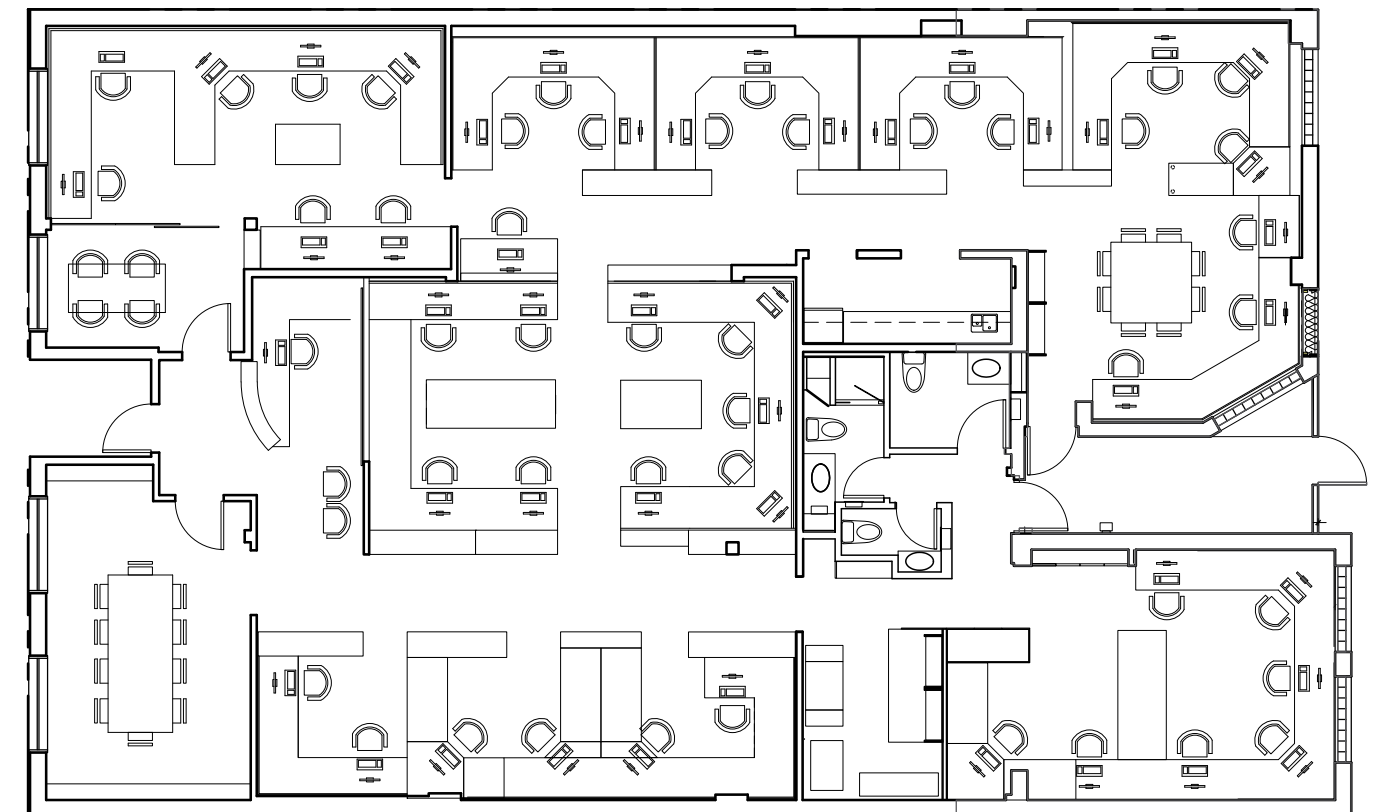
The Armoury District, is situated just west of Granville Island between Granville and Burrard and north of Fourth Ave. The area is a creative hub for architects, interior design firms, creative agencies, galleries, fine food shops and boutique retailers.

The location offers convenient access to downtown, Kitsilano, Olympic Village and Mount Pleasant via transit, bike or car. The property is within proximity to coffee shops, restaurants, banks, fitness facilities within nearby Granville Island and West 4th Avenue.



PROPERTY HIGHLIGHTS

-  Well improved
-  Prominent signage opportunities
-  Efficient mix of open plan area, collaboration space and private offices
-  Kitchen / staff lounge area
-  Private patio
-  Shower facilities
-  Bicycle storage





 **99** Walk Score
"Very Walkable"

 **80** Transit Score
"Excellent Transit"

 **97** Bike Score
"Bikable"

Nearby amenities

- | | | |
|----------------------------|----------------------|---------------------------|
| 1. Granville Island | 6. Go Fish | 11. Ramen Danbo |
| 2. Kitsilano Beach | 7. Dollarama | 12. No Frills |
| 3. Octopus Garden | 8. AnnaLena | 13. Patagonia |
| 4. Moltan | 9. Prado Cafe | 14. Las Margaritas |
| 5. Seigel's Bagel | 10. TV Dinner | |

Contact for more information

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