



Office space for lease

The 3-storey office and retail building features retail space on the ground floor and modern, contemporary office space on the second and third floor.

The property has great exposure and is located in the heart of Kitsilano. The central location is easily accessible by public transportation and close to Downtown Vancouver and many shops and restaurants along W 4th Avenue.

Available Immediately
Suite 330 - 1,979 sf



3 levels of secured underground parking



5 EV charging stations



Secured bike storage on parking level 1



Shower facilities on the 2nd floor

For further information

Aaron Burry

Principal and Client & Asset Advisory Services - Western Canada
+1 604.757.4991

avisonyoung.ca

Additional information

1785 W 4th Ave
Vancouver, BC V6J 1M2

Suite 330

Size: 1,979 sf Lease rate: \$31/sf

Parking: Three (3) parking stalls available at \$150.00

Additional rent

Realty Taxes: \$10.12 psf. (estimated for 2025)

Operating Expenses: \$12.59 psf. (estimated for 2025)

Management Fee: 5% of Base Rent



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