



**FOR LEASE**

**103-511 West 14th Avenue**

**VANCOUVER, BC**

### **OPPORTUNITY**

Located in the heart of Cambie Village, this commercial space offers an exceptional opportunity for businesses seeking a dynamic and high-traffic location.

Surrounded by trendy cafes and retail shops, this space ensures great visibility and easy access. It's also close to Vancouver General Hospital, which attracts both locals and visitors.

Whether you're establishing a storefront or office, this vibrant, well-connected neighborhood provides the perfect environment for your business to flourish. Don't miss out on this prime leasing opportunity!



511 West 14th Avenue  
Vancouver, BC

## EXECUTIVE DESCRIPTION:

### ZONING

C-2C

### BASIC RENT

Contact Listing Agent

### AVAILABLE

Immediately

### SIZE

Floor

1380 sq. ft

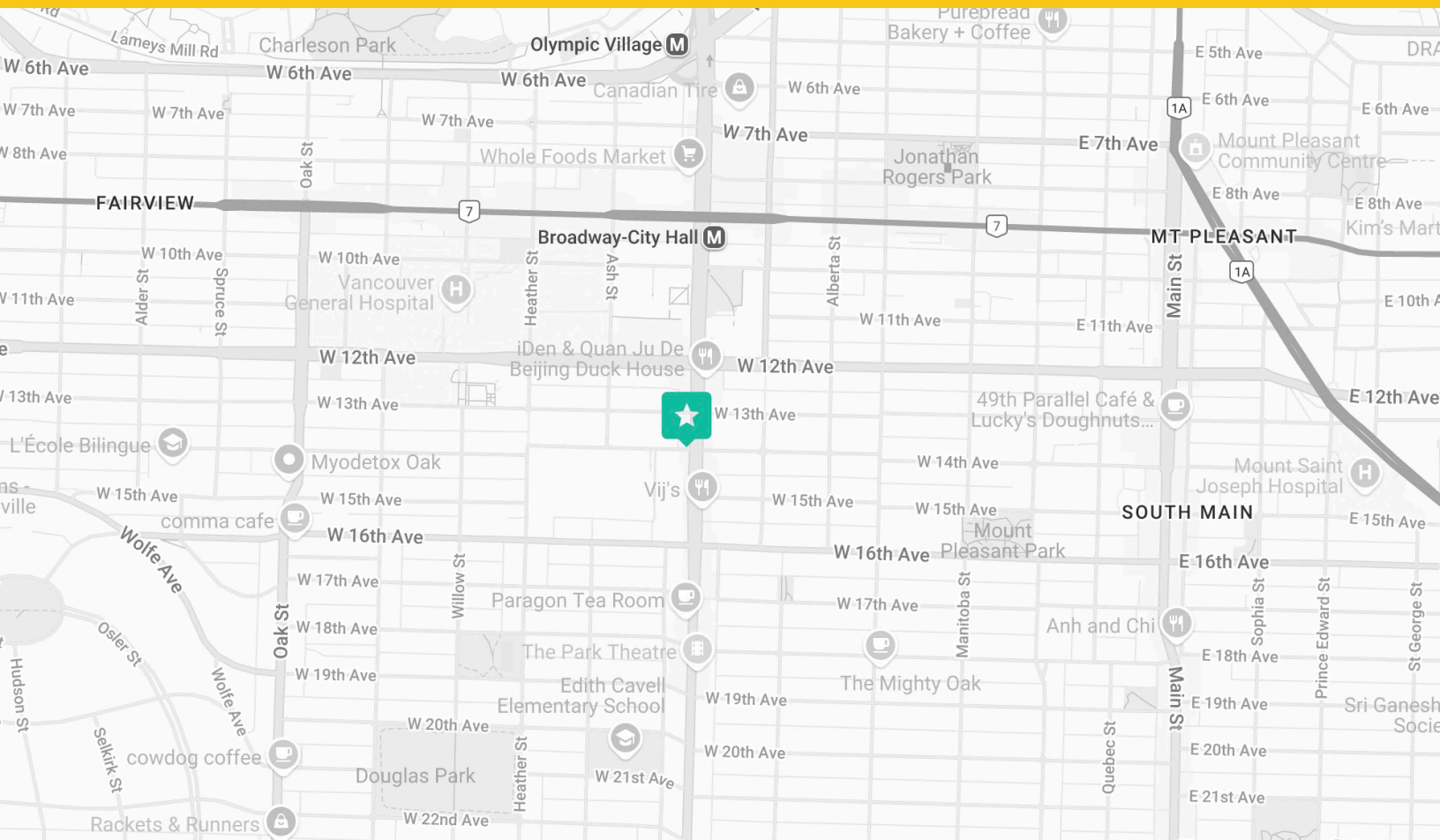
## PROPERTY DETAILS

- Excellent Exposure Along Cambie Street
- Three offices and a meeting room, two private bathrooms, kitchenette
- Fully furnished with office desks & chairs, cabinets, shelving, and more
- Kitchenette comes with dishwasher, fridge, coffee machine, and counter-top oven
- Rent includes 1 surface, off-street parking stall

Walk Score  
**98**

Transit Score  
**80**

Bike Score  
**95**



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