

FOR LEASE

#207 - 1836 W 5th Ave



## GET IN TOUCH

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### BUILDING FEATURES

- Ample natural light, open space floor plan
- Rear parking
- Sprinklered building
- Common area washrooms

### AVAILABLE SPACE

Unit 1,981 SF

### RENTAL RATE

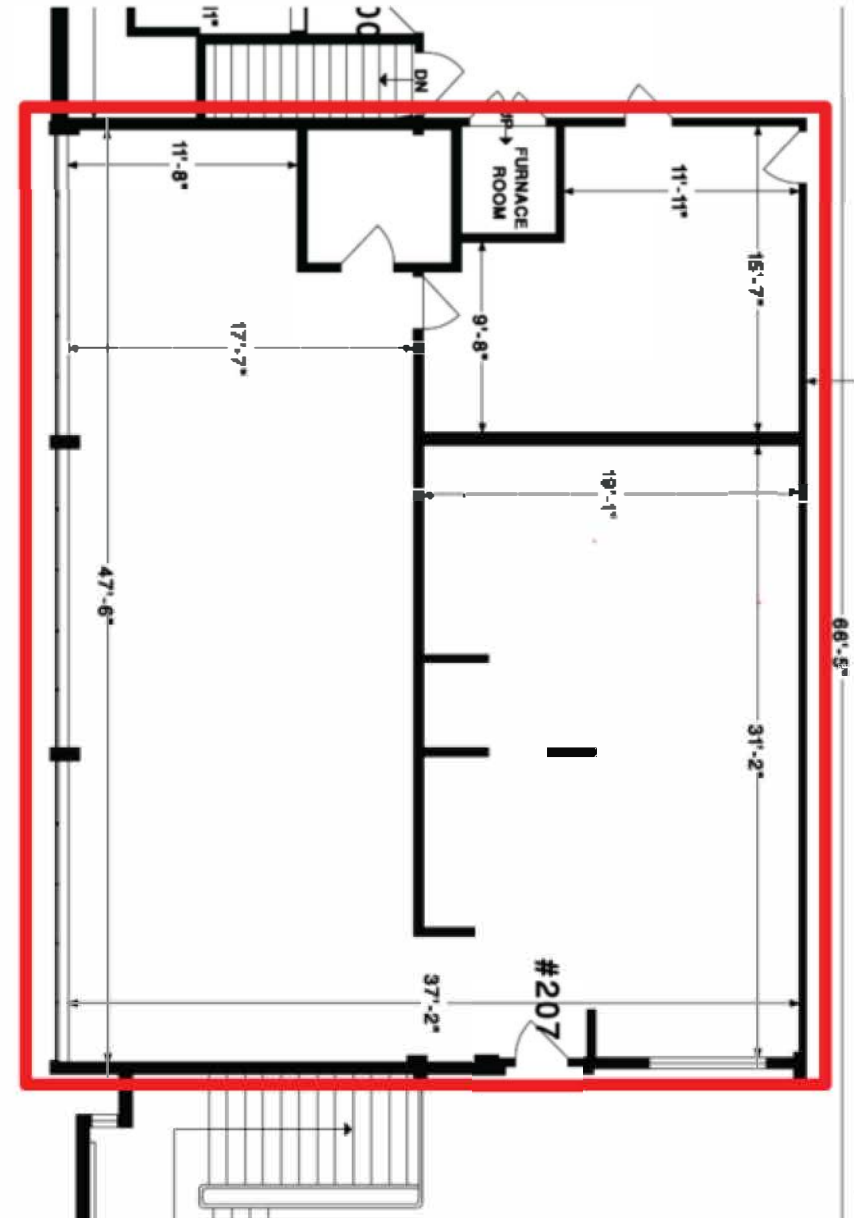
Rent \$45.00 PSF (2024)

Rent inclusive of realty taxes, common area maintenance and utilities.

Tenant responsible for own outgoings

### ZONING

C3-A



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## LOCATION

This property is located in the Kitsilano neighborhood, located along busy Burrard Street between West 5th Ave and West 6th Ave. The property is within minutes to downtown business district, Kitsilano shopping district and Granville Island. Nearby amenities include restaurants, banks, coffee shops and shopping.

The unit is part of the Mckay building which is a two storey walk up commercial building.

Major transit routes include Granville Street, Broadway Street and West 4th Ave. Bike routes along Burrard Street, Cypress Street and West 7th Ave.



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