



**FOR LEASE** | 2<sup>nd</sup> Floor - 1242 Robson Street, Vancouver, BC

## Newly Improved Robson Retail/Office Space

### Property Highlights:

This is a rare opportunity to lease a unique retail/office space along the amenity-rich Robson Street. The space is open concept with a rooftop sky-light for ample natural light and exposed ceilings.

**John Freyvogel**

Personal Real Estate Corporation

Vice President, Leasing & Sales

604 691 6640

[jfreyvogel@naicommercial.ca](mailto:jfreyvogel@naicommercial.ca)

**NAI Commercial**

1075 W Georgia St, Suite 1300

Vancouver, BC V6E 3C9

+1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)





## 2<sup>nd</sup> Floor - 1242 Robson Street

Vancouver, BC

### Location

1242 Robson Street is located in the West End situated between Bute and Jarvis Street on the South side of the street. The building is surrounded by an array of restaurants, shops, amenities and transit.

### Features

- ▶ Rare full floor retail/office opportunity
- ▶ Prominent Robson Street signage and access
- ▶ Brand new improvements, including exposed ceilings, polished concrete floors, LED lighting
- ▶ HVAC distribution
- ▶ Open concept space, built out with half walls creating two separate open space areas, one meeting room/large office, kitchenette and in-suite washrooms
- ▶ Private tenant exclusive patios on both North and South sides
- ▶ Abundant natural light throughout suite with rooftop skylights and large windows

#### Size

6,715 SF

#### Availability

Immediate

#### Net Rent

\$12.00/SF per annum

#### Additional Rent (2025 est.)

\$26.57/SF per annum

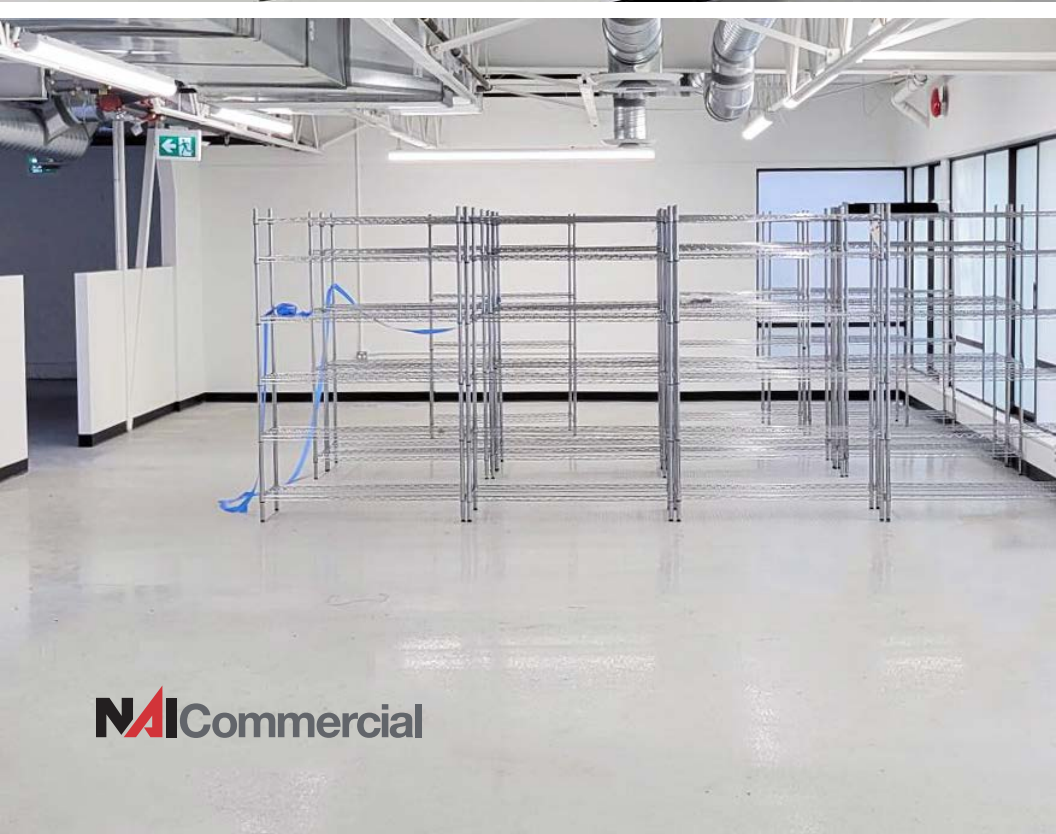
*Hydro is separately metered*

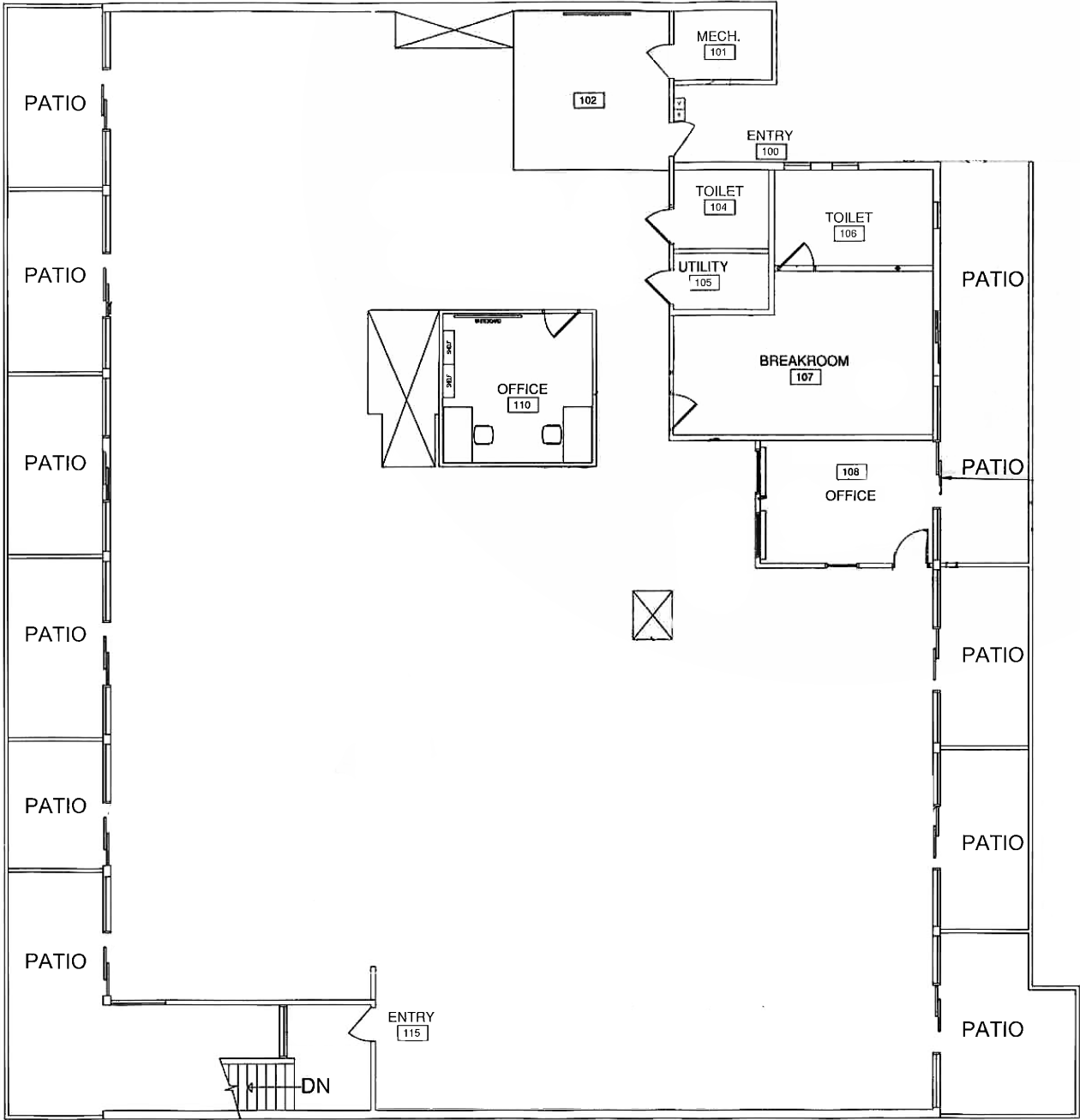
#### Parking

Two reserved stalls at rear of building at market rates

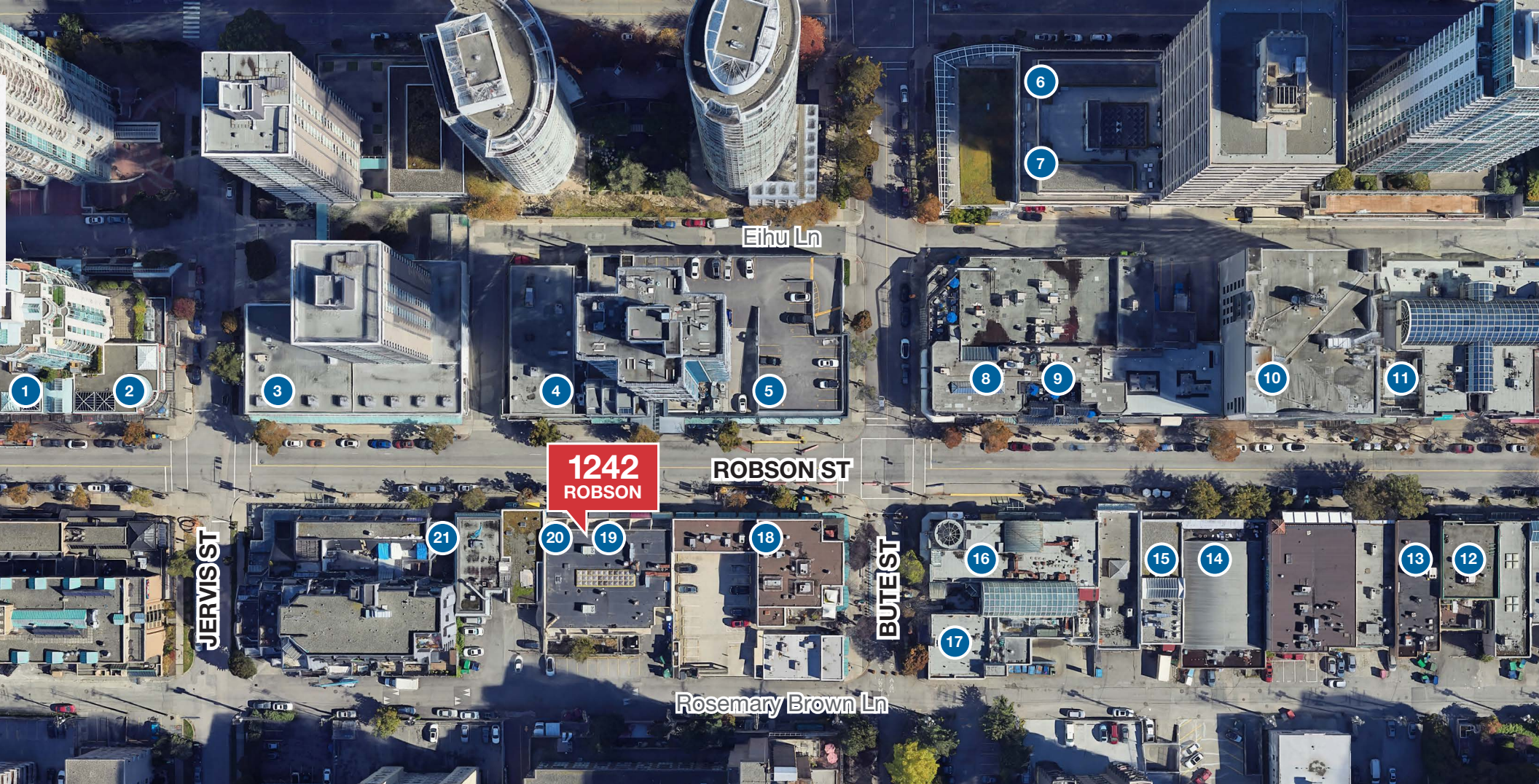
#### Zoning

DD (Downtown District)









1. Ramen Danbo
2. Hannam Supermarket
3. Tim Hortons
4. Shenanigans on Robson
5. Scotiabank
6. JJ Bean Coffee Roasters
7. BCLIQUOR

8. Earls Kitchen + Bar
9. London Drugs
10. Roots
11. Ladurée
12. Kosoo Korean
13. Zefferelli's Spaghetti Joint
14. New Balance Robson

15. Paul Restaurant, Café and Bakery
16. Freshslice Pizza
17. Breka Bakery & Café
18. The Candy Room
19. Rice and Noodle
20. Konbiniya Japanese Centre
21. Hello Kitty Cafe

**98**
**WALKER'S PARADISE**

**100**
**RIDER'S PARADISE**

**80**
**VERY BIKEABLE**

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