

**AVISON
YOUNG**

For Lease

1625 West 5th Avenue
Vancouver, BC



Avison Young is pleased to present the opportunity to lease 6,453 sf of well-improved office space, conveniently located in the Kitsilano Neighborhood.

Robin Buntain*, Principal
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**Robin Buntain Personal Real Estate Corporation*

Ronan Pigott*, Executive Vice President
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Property details

SIZE
6,453 sf

ZONING
IC-1

AVAILABILITY
Immediately

PARKING
5 stalls

LEASE RATE
Please contact listing agents

ADDITIONAL RENT (2024 ESTIMATE)
\$17.00 psf (excludes utilities and janitorial)

Property highlights

- Located in the Kitsilano Neighborhood
- Minutes away from Downtown and walking distance to Granville Island coffee shops, banks & shopping. Located close to Granville Island
- Street level access





Opportunity

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Location

The subject property is located just off Granville Street on W 5th Avenue, adjacent from the Granville and Burrard Street Bridges. Nearby amenities include Granville Island, Beaucoup Bakery, Prado Cafe, Gateau de Henry, Elysian Coffee, and various retailers along W 4th Avenue and Granville Street.



Unit highlights

-  Two floors
-  Abundance of natural light
-  Kitchen
-  Private washrooms

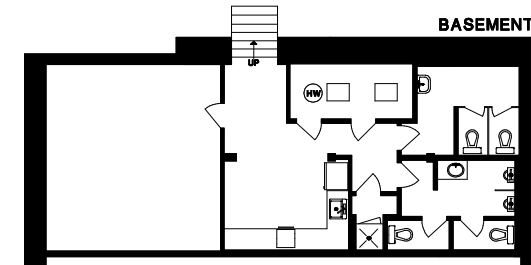
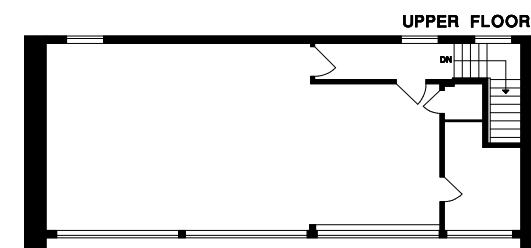
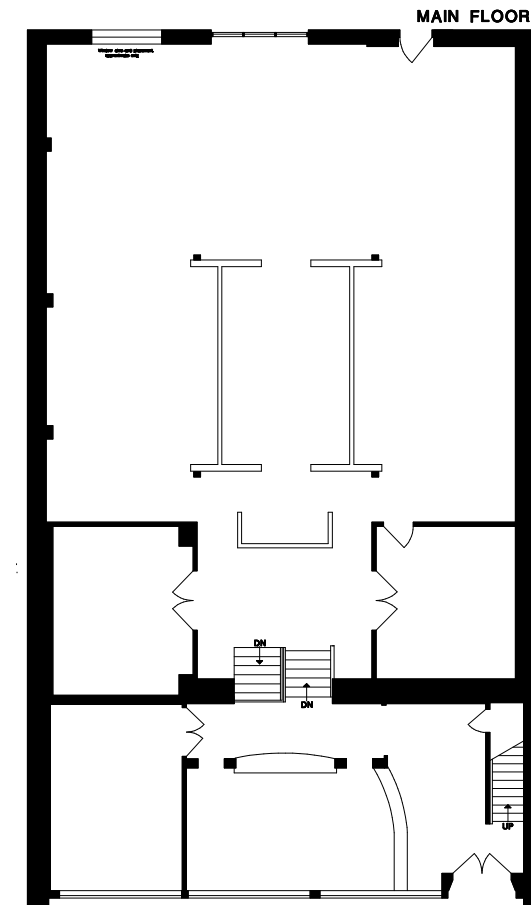
UPPER LEVEL

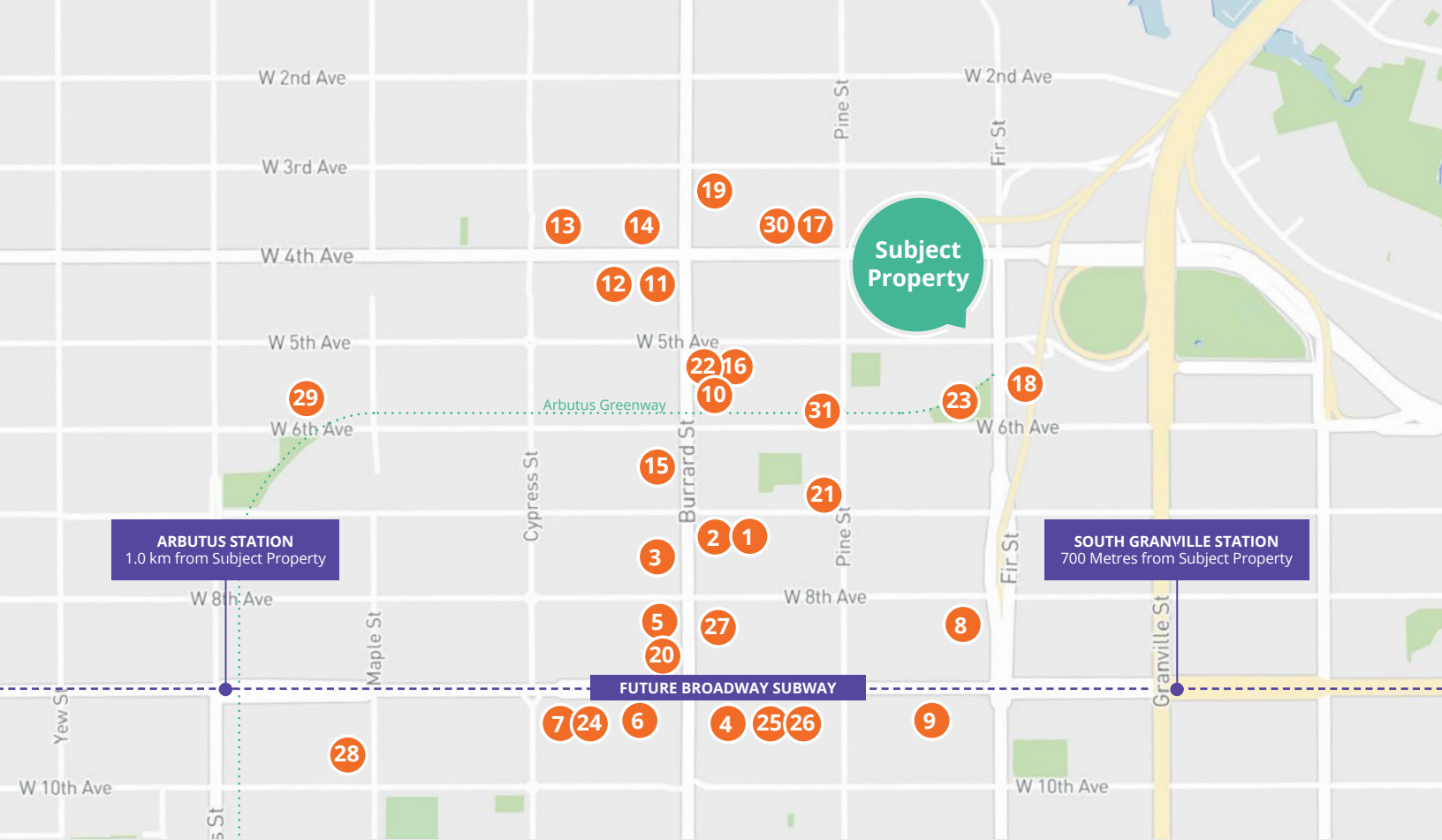
-  Open area
-  1 private office

LOWER LEVEL

-  Reception area
-  Large boardroom
-  2 large meeting rooms
-  Open area
-  High ceilings

Floor plan





 **95** Walk Score
"Walker's Paradise"

 **77** Transit Score
"Excellent Transit"

 **95** Bike Score
"Biker's Paradise"

Nearby amenities

- | | | |
|--------------------------------------|-----------------------------|--|
| 1. Dehli-6 Indian Bistro | 12. Trattoria | 23. 6th and Fir Park |
| 2. Carlos O'Bryan's Neighborhood Pub | 13. Noodlebox | 24. Diamond Dogs Grooming, Boutique & Boarding |
| 3. Unchai Restaurant | 14. Danbo Ramen | 25. Love on a Leash |
| 4. Osaka Teppanyaki | 15. Gateau de Henry | 26. ByDesign Dentistry |
| 5. Papaya Hut | 16. Elysian Coffee | 27. Esso |
| 6. Viet Flavour Restaurant | 17. Blondy's Coffee | 28. Montessori Day Care Society |
| 7. Le Coq Fit | 18. Beaucoup Bakery | 29. Kitsilano Area Childcare Society |
| 8. Earls Kitchen + Bar | 19. Bel Cafe | 30. F45 Training Kits Point |
| 9. Suika Japanese | 20. Oxygen Yoga and Fitness | 31. Arbutus Greenway |
| 10. Novo Pizzeria & Wine Bar | 21. Canada Post | |
| 11. Mi Casa Mexicana | 22. Fifth Avenue Cinemas | |

Contact for more information

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