

FOR LEASE | OFFICE
1677 WEST 2ND AVENUE
VANCOUVER, BC

THE
ARMOURY
DISTRICT



- ▶ **3,350 SF High Ceiling Showroom/Office in Burrard Slopes**
- ▶ **Ideal For Architects or Design Firms**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

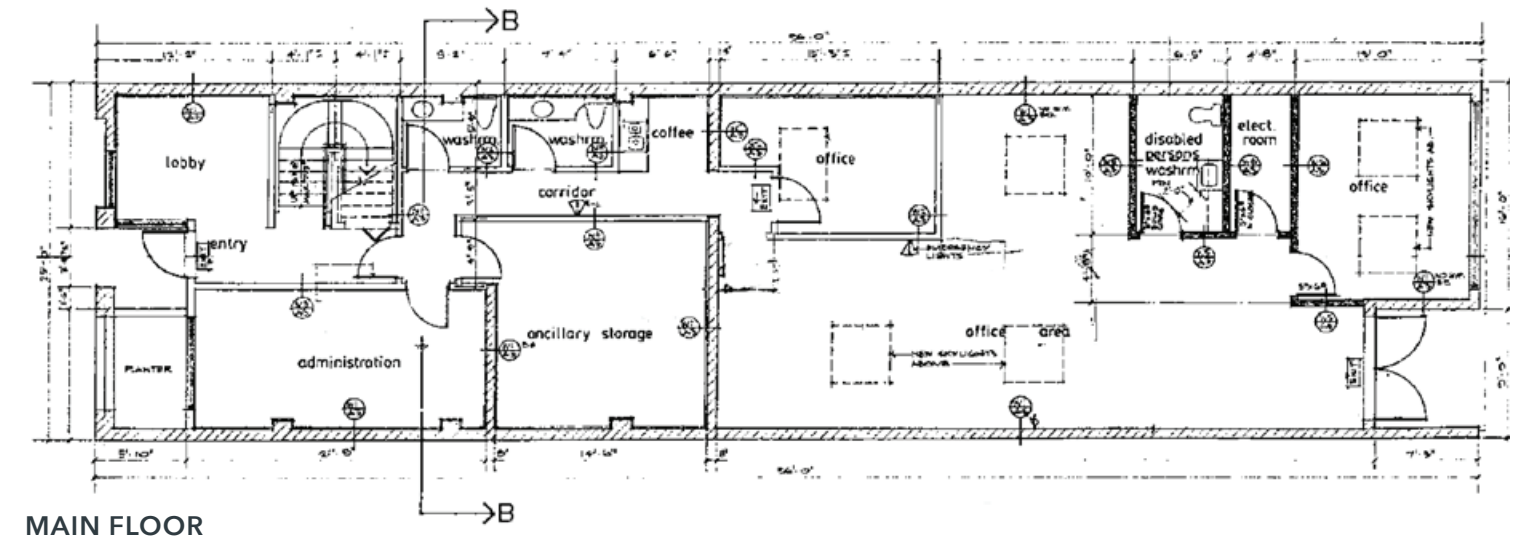
Howard Malchy
Personal Real Estate Corporation
D 604.895.2226 C 604.727.7117
howard.malchy@lee-associates.com



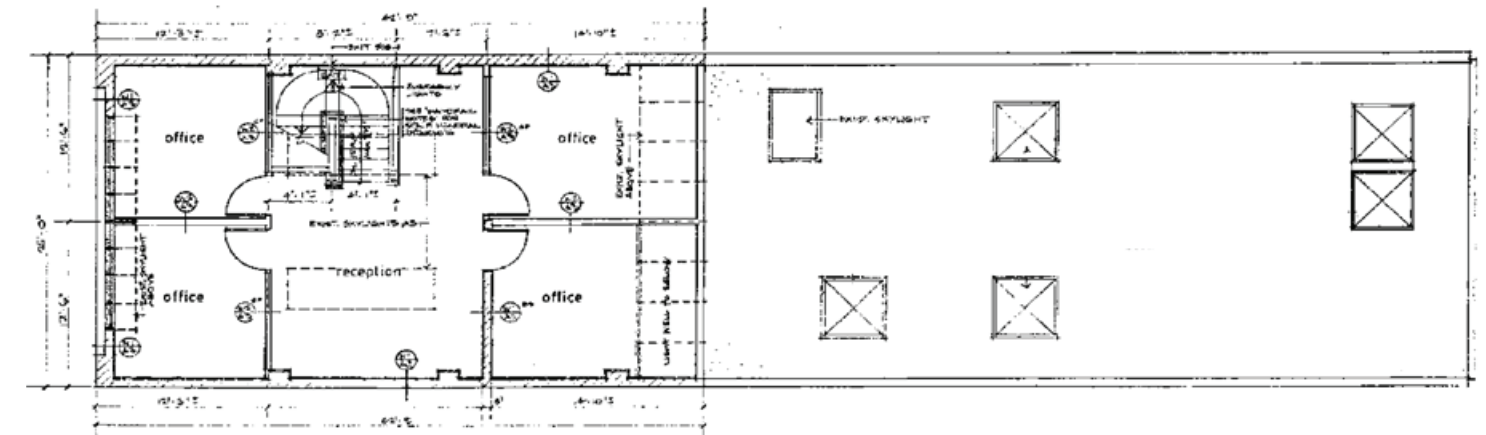
Cheryl MacKenzie
Personal Real Estate Corporation
C 604.761.0209
cheryl3656@gmail.com



Floor Plans



MAIN FLOOR



SECOND FLOOR

Location

The subject property is located near the northeast corner of West 2nd Avenue and Pine Street in the Burrard Slopes area of Vancouver. It is a short walk from Granville Island and a five-minute drive from the Downtown Core.

Building Description

1677 West 2nd Avenue is a two-storey building which is currently being used for offices with a showroom at the back. The bottom floor is approximately 2,300 SF that includes a reception area, offices, 2 washrooms, and a conference room. The second floor has 4 offices and a reception area totaling 1,050 SF. There is a passage into 1687 West 2nd Avenue from the second floor.

Features

- ▶ Gas fired hot air heating
- ▶ Concrete block/brick
- ▶ Rear loading doors
- ▶ Flat tar and gravel roof
- ▶ Four (4) offices
- ▶ Conference room
- ▶ Reception area
- ▶ Two (2) washrooms

Available Space

Main floor	2,300 SF
Second floor	1,050 SF
Total	3,350 SF

Zoning

IC-1

Parking

2 parking stalls

Asking Rental Rate

Contact listing agent

Taxes & Operating Costs

Contact listing agent

Availability

Contact listing agent





East India Carpets

stone tile

LIVINGSPACE

brougham interiors

THE ARMOURY DISTRICT



Howard Malchy
 Personal Real Estate Corporation
 D 604.895.2226 C 604.727.7117
 howard.malchy@lee-associates.com



Cheryl MacKenzie
 Personal Real Estate Corporation
 C 604.761.0209
 cheryl3656@gmail.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 422. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

