

FOR LEASE | OFFICE
1687 & 1695 WEST 2ND AVENUE
VANCOUVER, BC

THE
ARMOURY
DISTRICT



- ▶ Two Buildings Totalling 15,635 SF
- ▶ High Exposure Corner Location
- ▶ Ideal for Automotive or Home Improvement Businesses

 **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



Location

The subject property has a corner location at 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

The subject property comprises two buildings. 1687 West 2nd Avenue (easternmost building) is a single storey, high ceiling building with a mezzanine office component along West 2nd. 1695 West 2nd Avenue (westernmost building) is a two-storey building with a finished office component at the south end of the second floor. Entryways have been created between the two buildings' exterior walls, so there is direct access. There is a significant amount of open, unfinished mezzanine space in 1687 West 2nd Avenue that is not included in the leasable area and is currently being used for storage.

Features

- ▶ High exposure corner location
- ▶ Gas-fired hot air heating
- ▶ Concrete block/brick
- ▶ Two (2) automated, metal rear bay loading doors
- ▶ Flat tar and gravel roof
- ▶ 25 foot ceilings
- ▶ High intensity lighting
- ▶ Ceiling fans
- ▶ Staff lounge/lunchroom
- ▶ Seven (7) parking stalls

Zoning

IC - 1

Available Areas

1687 WEST 2ND AVENUE

Main floor	4,900 SF
Second floor	1,300 SF
Total	6,200 SF

1695 WEST 2ND AVENUE

Main floor	5,180 SF
Second floor	4,255 SF
Total	9,435 SF

COMBINED TOTAL 15,635 SF

1687 and 1695 West 2nd can be leased separately.

Basic Lease Rate

Contact listing agents

Taxes & Operating Costs

Contact listing agents

Availability

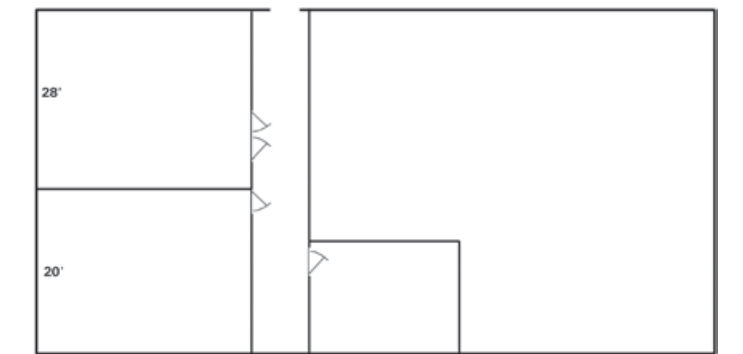
Immediate

1687 West 2nd Avenue Floor Plans

MAIN FLOOR:
 4,900 SF
 1 grade loading door

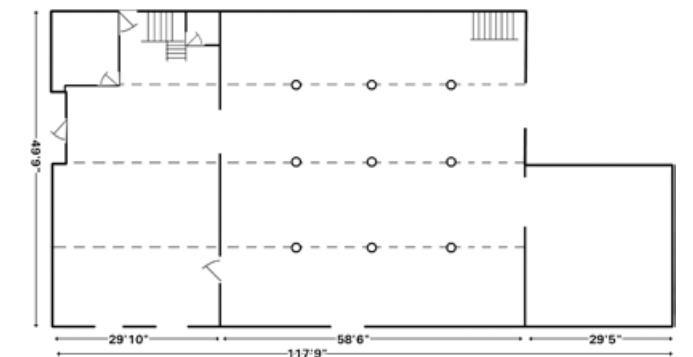


SECOND FLOOR:
 4,255 SF
 4 built out offices

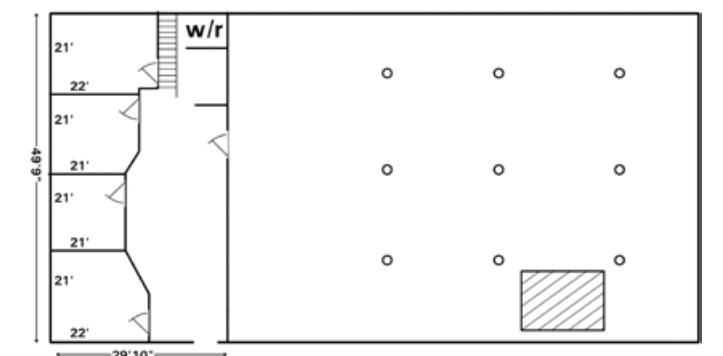


1695 West 2nd Avenue Floor Plans

MAIN FLOOR:
 5,180 SF
 2 grade loading doors
 3 passageways to 1687 West 2nd Ave
 2 stairways



SECOND FLOOR:
 1,300 SF
 2 built-out offices
 Storage space





East India Carpets

stone tile

LIVINGSPLACE

brougham interiors

THE ARMOURY DISTRICT



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

© 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

