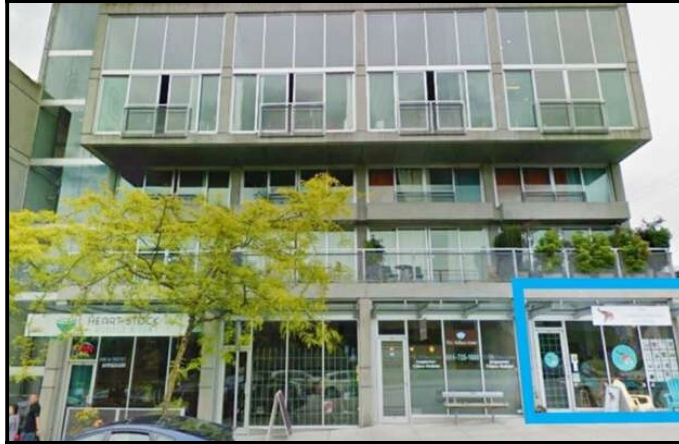




FOR LEASE
HIGH EXPOSURE
1548 WEST 2ND AVENUE, VANCOUVER, B.C.



- LOCATION:** Located in the False Creek/Fairview neighborhood and just steps away from the popular Tourist and Local Resident destination of Granville Island, this prime strata retail/office property at the spectacular "Waterfall Building" has excellent exposure to West 2nd Avenue and is just steps away from the bustling retail strip of West 4th Avenue. Due to this proximity, the pedestrian and vehicular traffic is excellent.
- ZONING:** C2-B Commercial
- AREA:** 1,102 sq. ft.
- FEATURES:**
- High exposure
 - Excellent access
 - Large windows for an abundance of natural light
 - High ceilings
 - HVAC
 - Storage room with sink
 - One (1) private washroom
 - Access to spacious outdoor courtyard
- PARKING:** Street parking out front and numerous public parking lots adjacent to the property
- LEASE RATE:** \$40.00 per sq. ft. plus GST (or) \$3,673.33 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$16.73 per sq. ft. plus GST (or) \$1,536.37 per month plus GST
- AVAILABLE:** September 1, 2022

For Further Information, Please Contact:
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