



## FOR LEASE

GROUND LEVEL OFFICE/RETAIL/LIGHT INDUSTRIAL  
**#119 – 1628 WEST 1<sup>ST</sup> AVENUE, VANCOUVER, B.C.**



- LOCATION:** Great location next to Granville Island. This property enjoys quick and easy access to all business locations and is close to public transit and near numerous shops and restaurants.
- AREA:** 393 square feet
- ZONING:** CD-1 (339) Comprehensive Development
- FEATURES:**
- Main floor unit
  - Windows for natural light
  - Full HVAC system
  - Excellent lighting
  - Carpet throughout
  - Fully sprinklered
  - Built-in cabinetry
- PARKING:** One (1) assigned (#66) underground parking stall
- LEASE RATE:** \$36.00 per sq. ft. plus G.S.T (or) \$1,179.00 per month plus G.S.T.
- OPERATING COSTS & PROPERTY TAXES:** \$23.37\* per sq. ft. plus G.S.T (or) \$765.37\* per month plus G.S.T  
*\*Excluding Heat & Light*
- AVAILABLE:** Immediately

*Note: Tenant to verify features if deemed necessary*

**For Further Information, Please Contact:**  
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