

FOR LEASE

GROUND LEVEL OFFICE/RETAIL/LIGHT INDUSTRIAL
#119 – 1628 WEST 1ST 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:** \$17.48* per sq. ft. plus G.S.T (or) \$572.56* 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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