



100 - 1412 West 7th Avenue
Vancouver, BC

Opportunity

Situated at West 7th Avenue and Hemlock Street, one block east of Granville Street. This location is close to the amenities the Fairview area has to offer including various restaurants, coffee shops, parks, and retailers.

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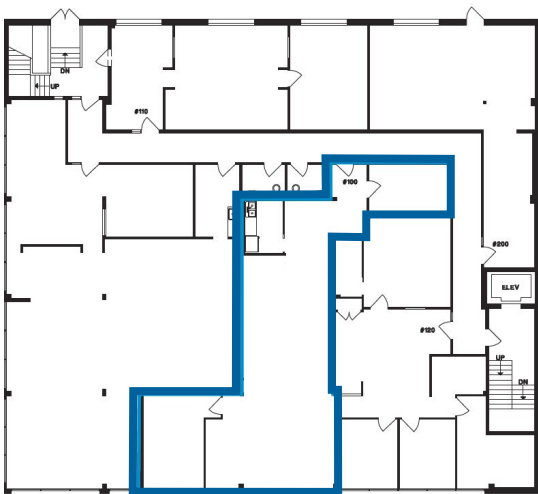
Highlights

Newly finished North side unit with one large window office, a large open area, reception, coffee room, and storage.

Location

This property is centrally located in the heart of the Broadway Corridor medical district, a mere two blocks from the Vancouver General Hospital. This suite would be suited for small medical or professional users. Two parking stalls and ample street parking are available, with the premises being easily accessible by car, bus, and the West 7th Avenue bike route.

Floor Plan



Property Details

Size
1,490 SF

Base Rent
\$20.00/SF

Parking
Two parking stalls are available at \$138.00/MTH each plus taxes

Estimated Additional Rent (2026)
\$25.89/SF
Includes in-suite electrical; excludes in-suite janitorial

Availability
Jan 1st, 2026

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