
AVISON YOUNG

For Lease

Main Gate

1505 West 2nd Avenue

Vancouver, BC

Avison Young is pleased to present the opportunity to lease office space in a boutique-style building in a great location on the waterfront seawall, just steps from Granville Island.

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Property details

AREA

Suite 302: 2,097 sf
Suite 400: 1,978 sf - Under contract
Suite 401: 2,417 sf - Under contract
**can be be contiguous with suite 400 for total of 4,395 sf*
Suite 403: 1,545 sf
Suite 503: 2,233 sf

AVAILABILITY

Suite 302: June 1, 2026
Suite 400: May 1, 2026
Suite 401: May 1, 2026
Suite 403: Immediate
Suite 503: Immediate

PARKING

\$185 per stall plus applicable taxes, subject to availability

ADDITIONAL RENT

3rd Floor - \$22.11 psf (2025 est)
4th Floor - \$22.44 psf (2025 est)
5th Floor - \$22.32 psf (2025 est)
**Includes in-suite janitorial and utilities*

ASKING RATE

Competitive pricing - please contact listing agents for details

Building

This unique, concrete contemporary building offers spectacular water and city views. Tenants enjoy a bright open atrium, plenty of natural light, high ceilings, underground parking, recently renovated lobby areas, and fantastic location in a boutique office property.

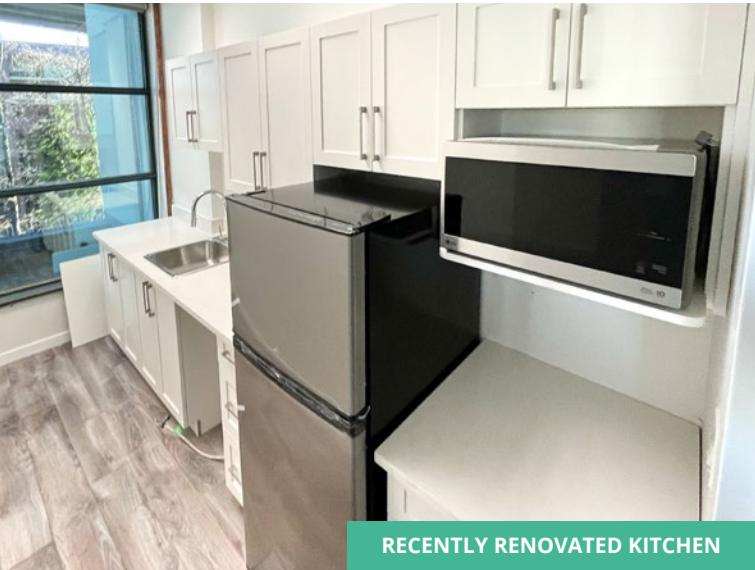
Location

This well maintained property is located in a sought-after west side location on the seawall and steps to Granville Island. The location offers amenities including a large Public Market, an extensive marina, a boutique hotel, various performing arts theatres and next to the Armoury District.

The location has excellent public transit and located close to the new Broadway extension line station at Granville and West Broadway. Downtown Vancouver and YVR Airport is a short commute away.

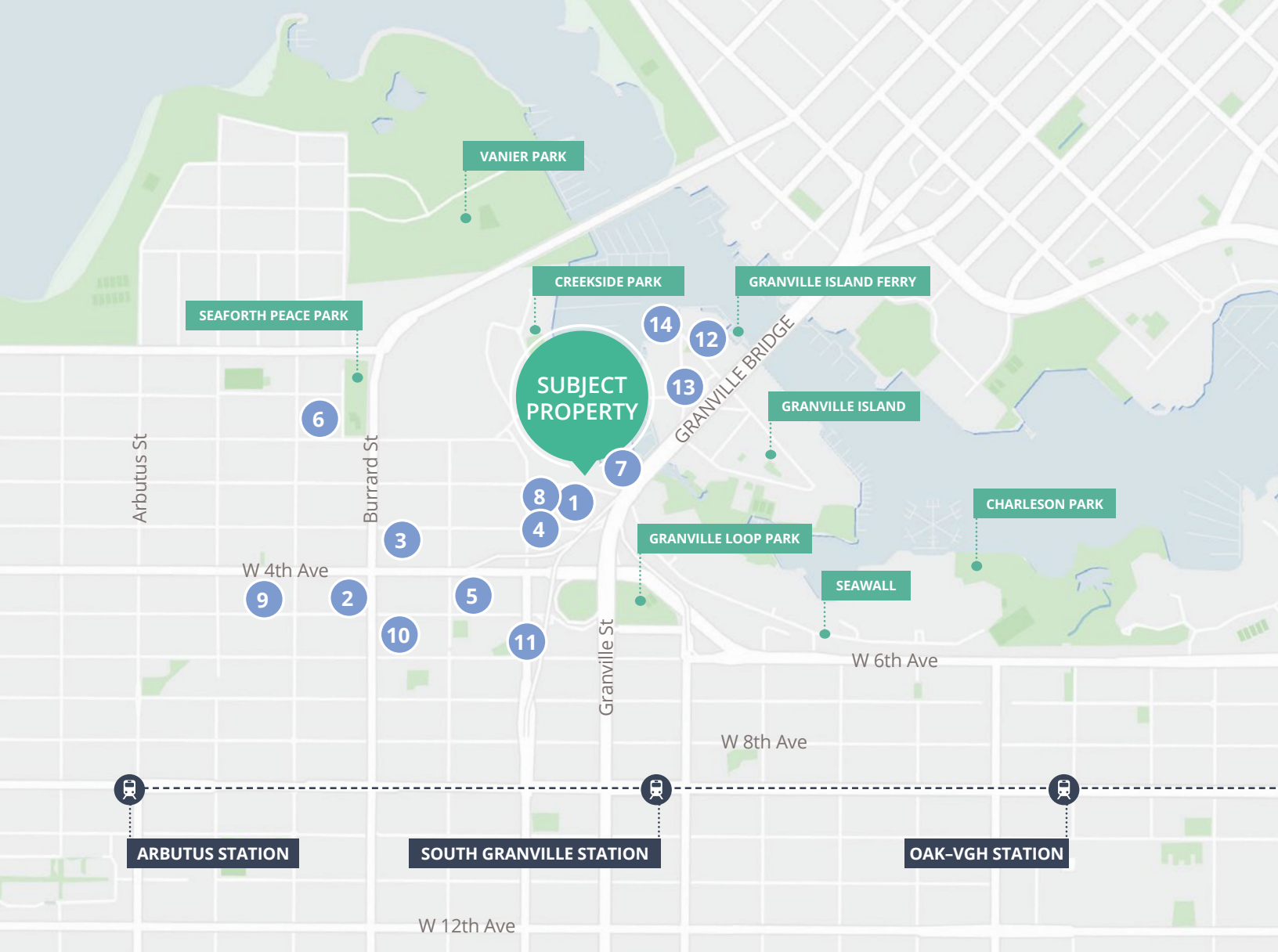
Building Features

- Unique, boutique style A-Class building
- On-site cafe
- Superb location at the entrance of Granville Island
- Impressive set of restaurant and shopping amenities
- Underground parking
- Secure access
- Well-served by public transportation
- Fully sprinklered



RECENTLY RENOVATED KITCHEN





Amenities

- | | | | |
|---------------------|--------------------|---------------------|--|
| 1. Prado Cafe | 5. No Frills | 9. Fable | 13. The Keg |
| 2. Trattoria | 6. AnnaLena | 10. Elysian Coffee | 14. Tap & Barrel |
| 3. Bel Cafe | 7. The Sandbar | 11. Beaucoup Bakery | -  - Future Broadway Subway |
| 4. The Lazy Gourmet | 8. Afghan Horsemen | 12. Public Market | |

Contact for more information

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**AVISON
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**BEST
MANAGED
COMPANIES**
 Platinum member

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