



1700 West 75<sup>th</sup> Avenue | Vancouver, BC

## OFFICE, HEALTHCARE, INSTITUTIONAL, FLEXIBLE USE SPACE FOR LEASE

Unique opportunity to lease 2,900 SF or 4,700 SF on the 2<sup>nd</sup> floor, and up to 22,219 SF on the 3<sup>rd</sup> floor, featuring balconies and floor to ceiling windows that offer abundant natural light. The 3<sup>rd</sup> floor space is demisable into 3,000 to 6,000 SF units.

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# 1700

## West 75<sup>th</sup> Avenue Vancouver, BC

### Available Area

2<sup>nd</sup> Floor

Unit 205: ±2,900 SF

3<sup>rd</sup> Floor

Up to 17,000 SF

### Lease Rate

\$21.00 – \$28.00/SF

(dependent on tenant inducements)

### Operating Costs & Taxes

\$16.50/SF (2025 est)

### Parking

1 Stall per 500 SF Leased

(free of charge)

### Zoning

CD-1 (198)

### Year Built

1990

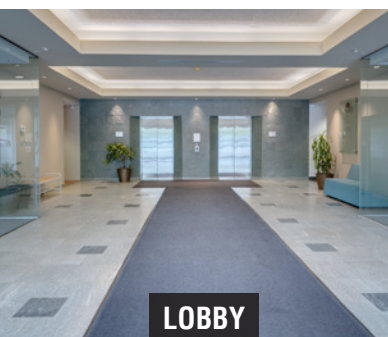
## LOCATION

1700 West 75<sup>th</sup> Avenue is in Vancouver's Marpole neighbourhood, known for its quiet residential feel, parks, and easy access to amenities. The area is well-connected by public transit, with bus routes running along major streets like Granville and Cambie, providing easy access to Downtown Vancouver, Richmond, Metro-town and YVR Airport. The location is a true biker's paradise, offering excellent connectivity to several popular bikeways, including the Arbutus Greenway.

## FEATURES

# WATERFRONT BUILDING

with fitness facility, balconies, views and lots of natural light



LOBBY



KITCHEN FACILITIES

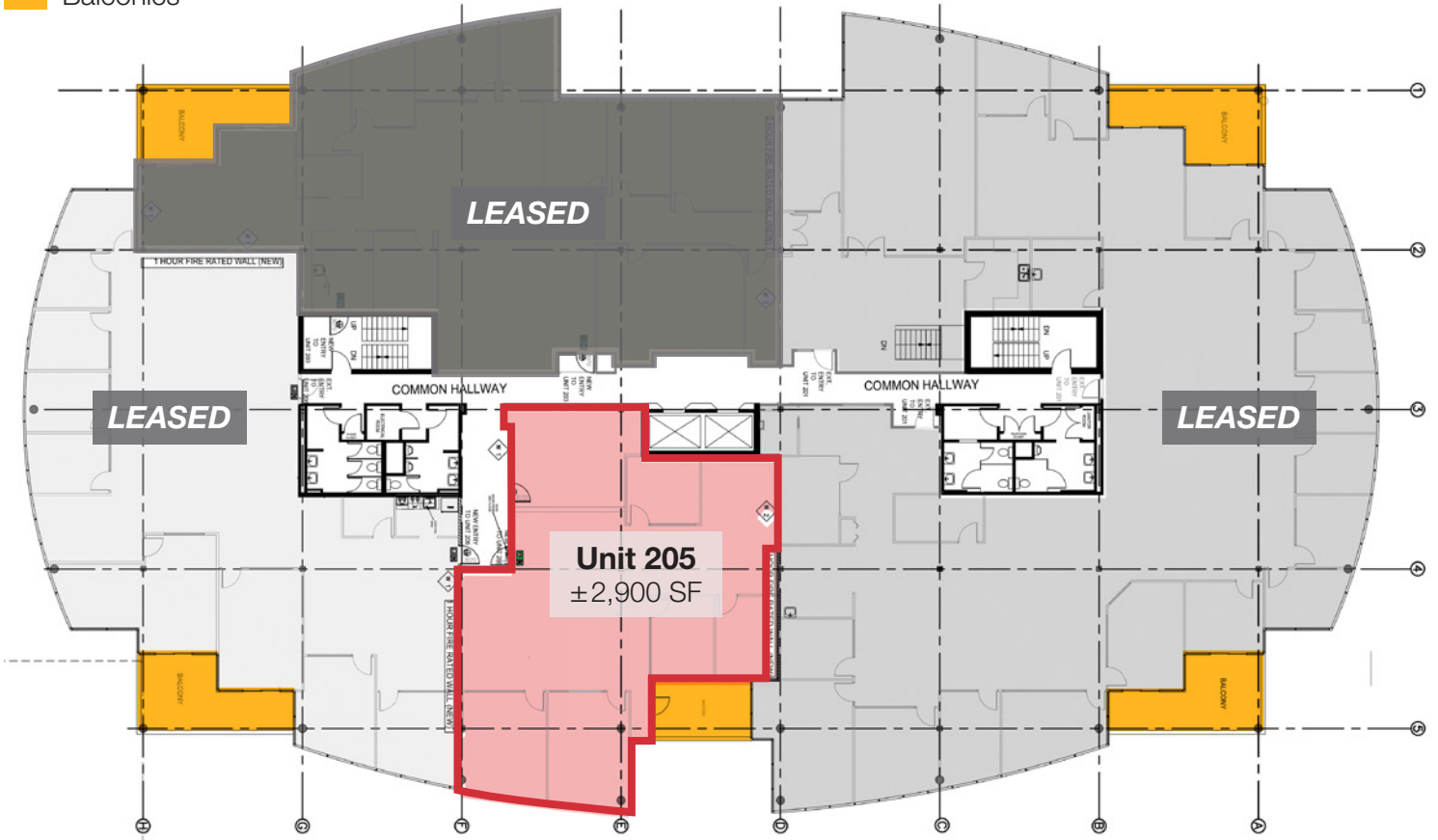


BALCONY WITH VIEWS

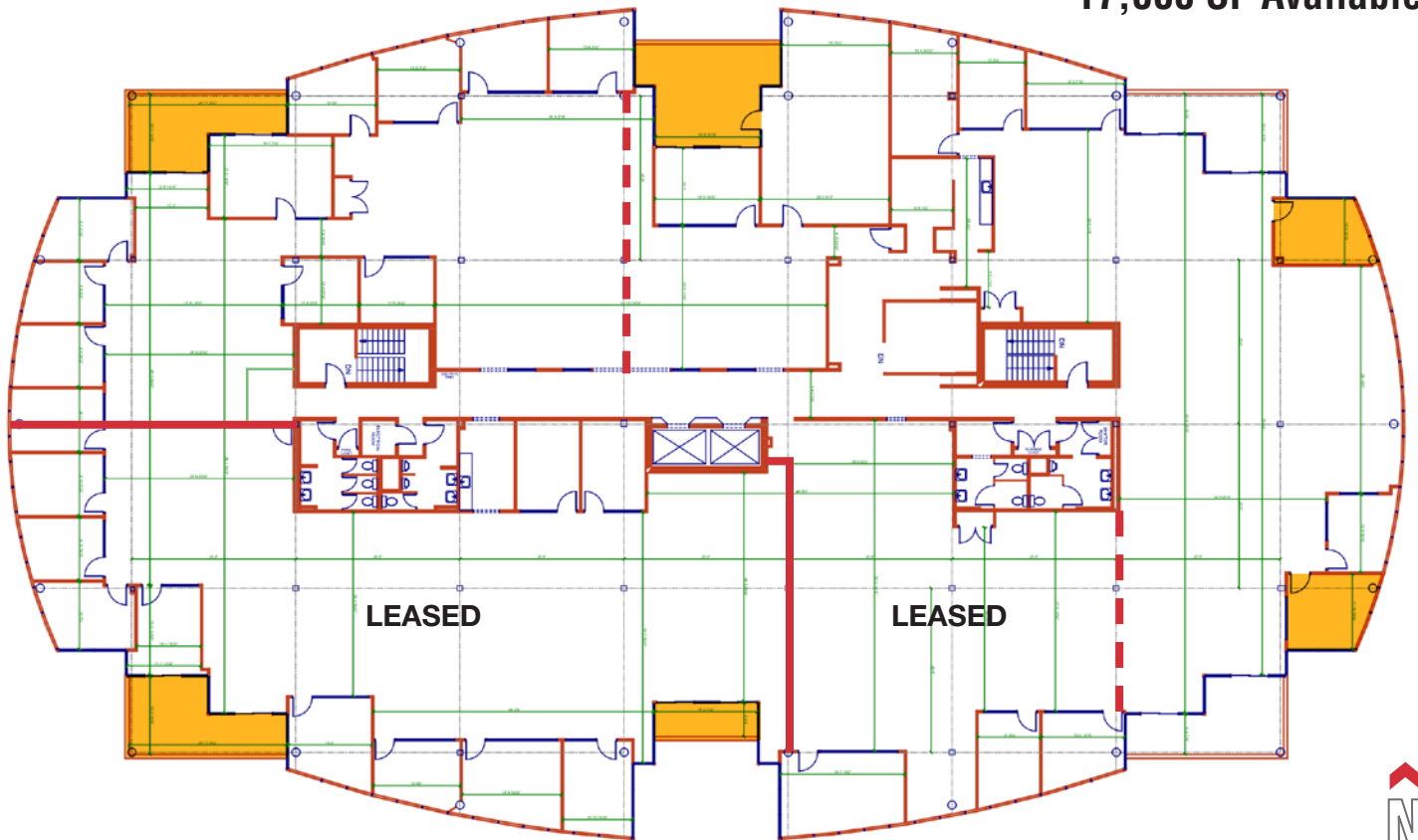
# FLOOR PLANS

2<sup>nd</sup> Floor  
±2,900 SF to ±4,700 SF Available

Balconies



3<sup>rd</sup> Floor  
17,000 SF Available



## BUILDING FEATURES



Free Visitor Parking  
Ample surface spaces



Fitness Centre  
With showers



Fraser River Park  
Green space with walking path



On-Site  
Cafe & restaurant

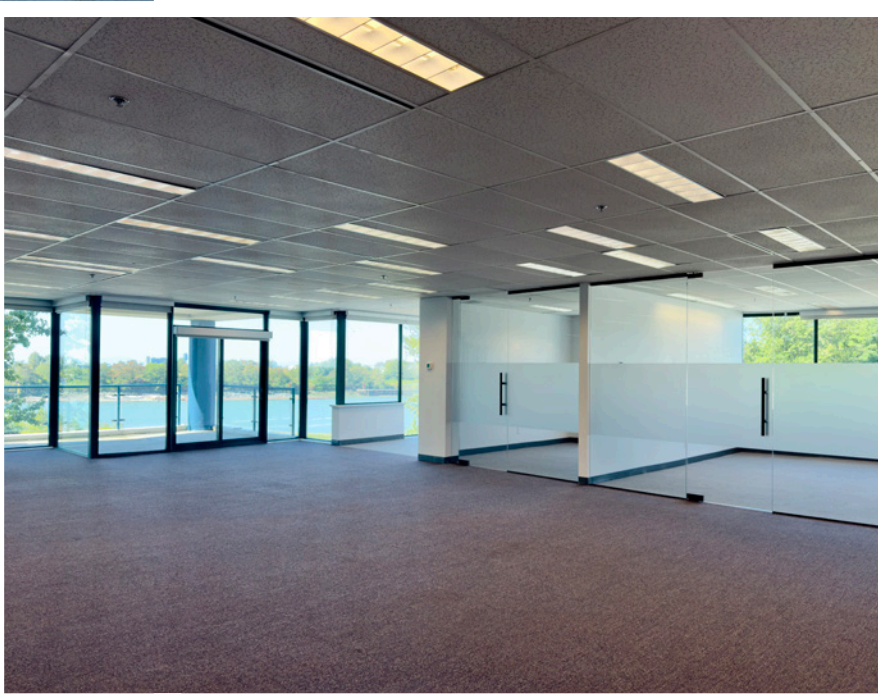


Transportation Service  
Uber voucher program to/from  
SkyTrain



Bicycle Facility  
Secure lockers







**DOWNTOWN VANCOUVER**  
15-MIN DRIVE

**OAKRIDGE CENTRE**  
5-MIN DRIVE

**UBC**  
15-MIN DRIVE

**PAID TRANSPORTATION SERVICE TO MARINE DR**

**MARINE DRIVE**

**METROTOWN**  
20-MIN DRIVE

**1700**  
W 75 AVE

**VANCOUVER TRANSIT CENTRE**

**RICHMOND CENTRE**  
10-MIN DRIVE

**TEMPLETON**

**BRIDGEPORT**

**YVR AIRPORT**  
5-MIN DRIVE

**NEARBY RESTAURANTS, BANKS, CAFES & GROCERY STORE**

- |                             |                                       |
|-----------------------------|---------------------------------------|
| 1. Milltown Bar & Grill     | 9. Mirchi Indian                      |
| 2. TD Canada Trust          | 10. HSBC Bank                         |
| 3. Sushi Bar Shu            | 11. Red Star Seafood                  |
| 4. Rib & Chicken            | 12. BMO Bank of Montreal              |
| 5. Subway / Scotiabank      | 13. Wang's Taiwan Beef Noodle House   |
| 6. Safeway / RBC Royal Bank | 14. CIBC / The Yard Cafe / Bann Thai  |
| 7. BCLIQUOR                 | 15. Gigi Blin Market Cafe             |
| 8. Fighter Chicken          | 16. Cafe de l'Orangerie / Wick's Cafe |

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