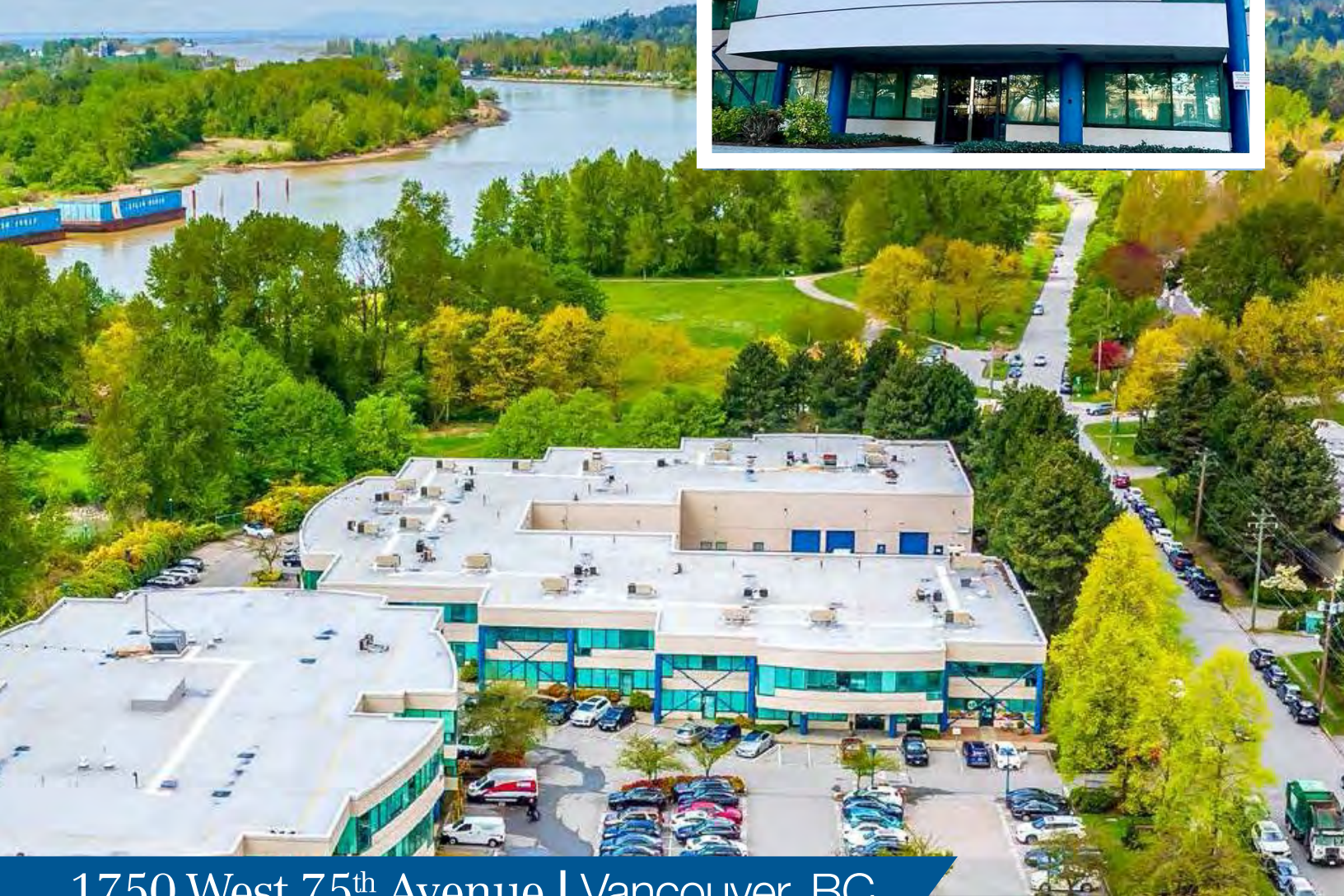
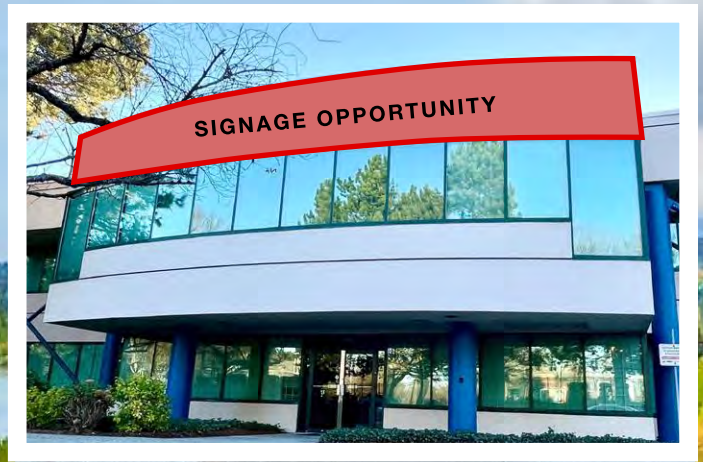




1750 West 75th Avenue | Vancouver, BC

OFFICE, LIGHT INDUSTRY/WAREHOUSE, HEALTHCARE, INSTITUTIONAL, FLEXIBLE USE SPACE FOR LEASE

Unique opportunity to lease flexible open concept space with perimeter offices, boardrooms, kitchens and views of Fraser River and the Park. One unit has access to approx. 2,043 SF of warehouse space with a loading door.

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1750

West 75th Avenue
Vancouver, BC

Available Area

#101 - Up to 8,709 SF

#210 - Up to 11,312 SF

(a variety of demising options
available starting from approx.
2,326 SF)

Lease Rate

\$22.00 – \$26.00/SF

Operating Costs & Taxes

\$16.50/SF (2026)

Parking

1 Stall per 650 SF Leased

Zoning

CD-1 (198)

Year Built

1990



LOCATION

Located in Vancouver's Marpole neighbourhood, this area is 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, Metrotown and YVR Airport. The location is a true biker's paradise, offering excellent connectivity to several popular bikeways, including the Arbutus Greenway.

FEATURES



On-site Building Manager

Immediate support and proactive maintenance



Free Visitor Parking

Ample parking stalls



Fraser River Park

Green space with walking path and river views



Transportation Service

Uber voucher program to/from Marine Drive SkyTrain Station



Fitness Centre

With showers and new cardio and weight lifting equipment



Bicycle Facility

Secure area for bicycle storage



Cafe & Restaurant

Convenient options for grab & go or sit-down meals



Large Windows

Abundant natural light and views



FLOOR PLANS

Unit 101: Existing Floor Plan | approx. 8,709 SF

- Ideal for light industrial users requiring a combination of office and warehouse space
- Warehouse features 20+ ft ceilings and 2 loading doors with convenient access to the office via common area corridor and stairwell
- Office space offers a private entrance, welcoming lobby area, internal staircase, kitchen and private washrooms



1st Floor: Warehouse for Lease
Approx. 2,043 SF

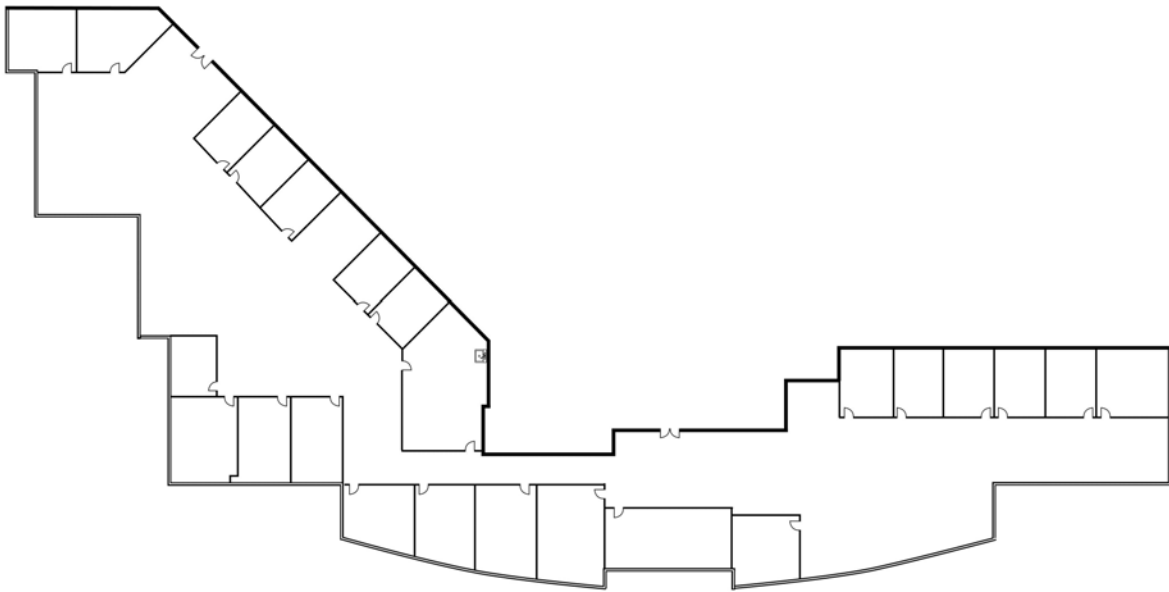


2nd Floor: Office for Lease
Approx. 6,666 SF

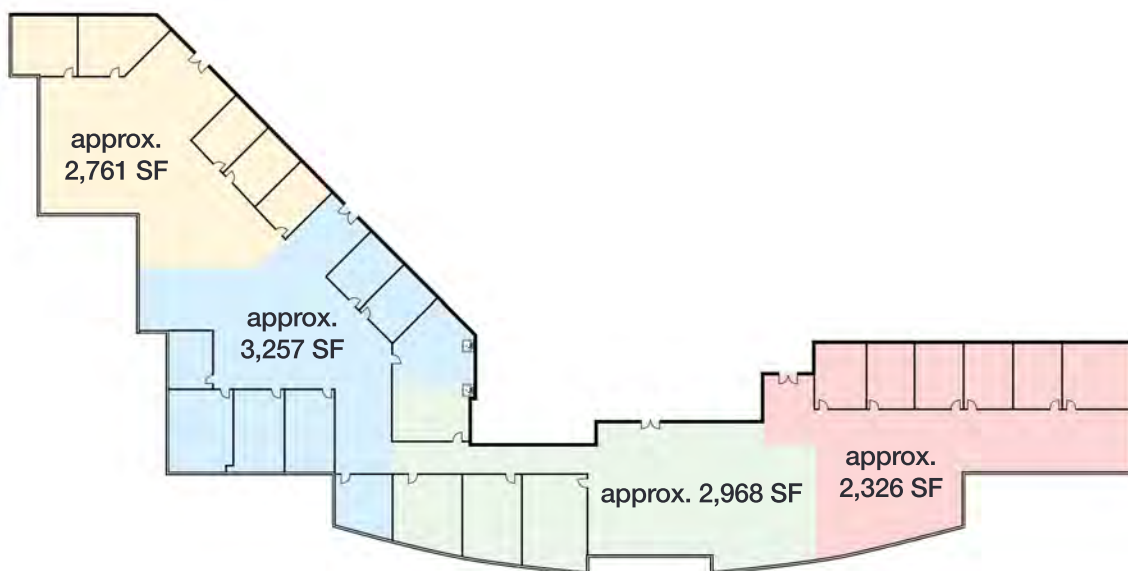


Unit 210: Existing Floor Plan | approx. 11,312 SF

- Office includes a combination of private offices, open workspace and meeting rooms plus in-suite kitchen
- Large windows provide abundant natural light and waterfront views
- Potential to turnkey to tenant's design specifications and requirements



Demised Options





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