

FOR LEASE | OFFICE  
1778 WEST 2ND AVENUE  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 785 SF Second Floor Office Space
- ▶ The Armoury District

THE  
ARMOURY  
DISTRICT 

### Location

The property is located in the Armoury District – the area is with the Granville and Burrard Street districts. This area is populated by many high end service and retail businesses, including Ferrari, Lamborghini, Audi, Jaguar, Land Rover, Weissach Porsche dealerships, architects, design studios, and Living Space, Brougham Interiors, Creative Home Furnishings, Bradford Hardware, East Indian Carpets, Ann Sacks, Prado Cafe, Bel Cafe, Luminosa Lighting, Banner Carpets are located close by.

### Howard Malchy

Personal Real Estate Corporation

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**Zoning**

IC-1 (Commercial)

**Highlights**

- ▶ Located in the Armoury District
- ▶ Prime location at West 2nd Avenue & Burrard Street
- ▶ Minutes away from Downtown Vancouver
- ▶ In close proximity to many high end retail and service businesses
- ▶ Located close to Granville Island

**Parking**

Available at \$125.00 per stall

**Available Area**

Suite 300 – 785 SF

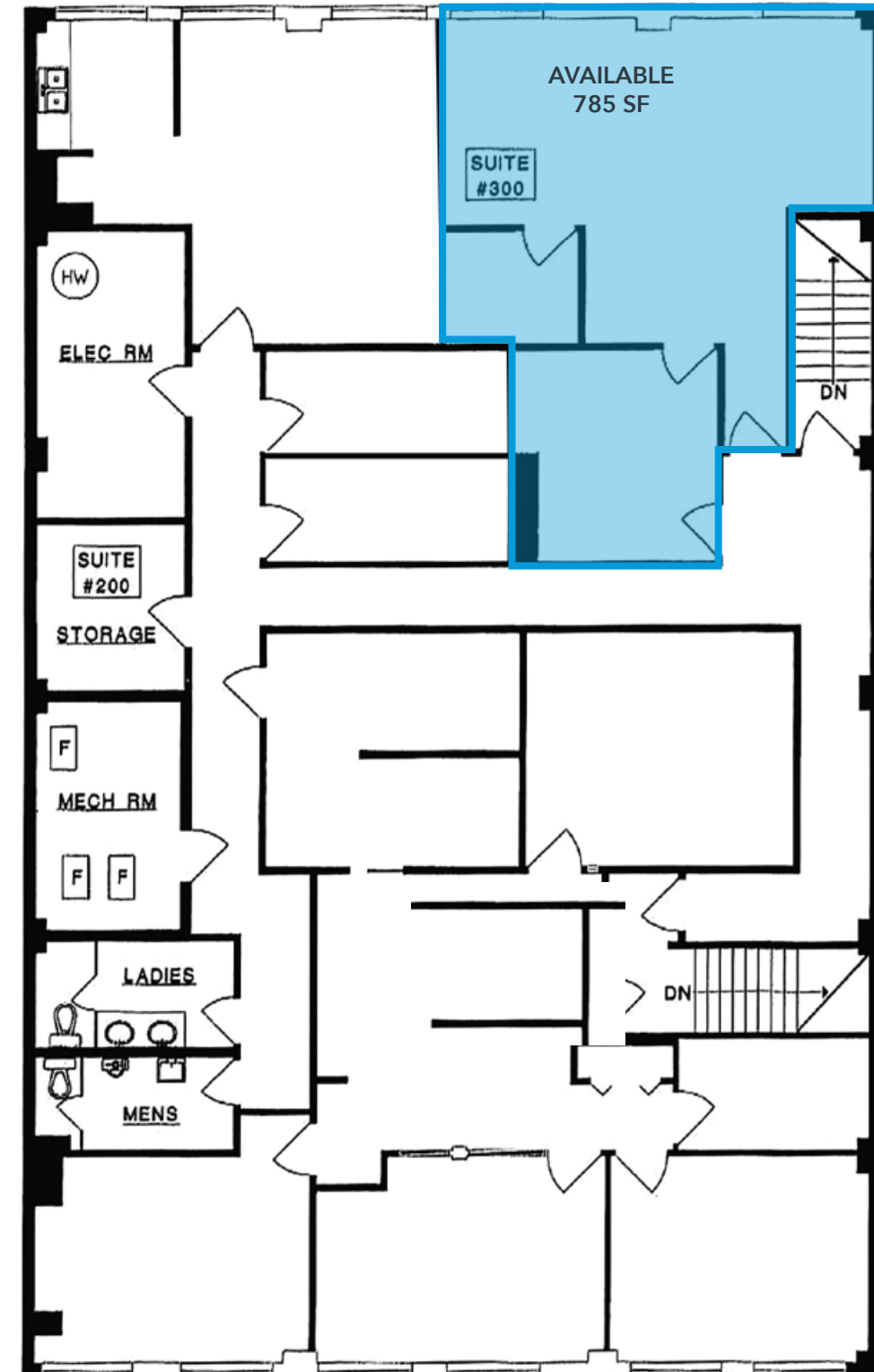
**Rental Rate**

\$30.00 PSF

**Taxes & Operating Expenses**

\$13.50 PSF (2024 estimate)

**Second Floor Plan**



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East India Carpets



LIVINGSPLACE



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