

FOR LEASE | OFFICE/INDUSTRIAL  
217 WEST 6TH AVENUE  
VANCOUVER, BC



- ▶ **5,700 SF Second Floor Office/Production Space**
- ▶ **Up to Approximately 9,472 SF Contiguous When Combined with 203 West 6th**
- ▶ **Currently Built-Out For Post-Production/Film Editing**

### Location

Located on the northwest corner of West 6th Avenue and Columbia Street, just a few blocks east of Cambie Street. This unique area is home to many service-oriented businesses, wholesaling, post-production, engineering firms, architects, and high-tech operations looking for funky and unique second floor production/office space. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

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#### Ryan Saunders

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### Features

- ▶ HVAC system in place
- ▶ Exposed wooden beams
- ▶ Multiple private offices
- ▶ Large boardroom
- ▶ 3 washrooms
- ▶ High ceilings
- ▶ Skylight
- ▶ Production areas
- ▶ Open work stations
- ▶ Kitchen/lunchroom
- ▶ Signage opportunity

### Available Area

5,700 SF (approximate)

*\*Can be combined with Unit 203 for 9,472 SF.*

*All measurements are approximate and must be verified by the tenant.*

### Zoning

I-1 (Light Industrial) allows a wide range of wholesale/showroom/ ancillary retail use, software manufacturing, video and film production and an expanded range of general office use.

### Parking

6 non-gated parking stalls available, at market rates

### Lease Rate

\$22.00 PSF

### Availability

June 1, 2026

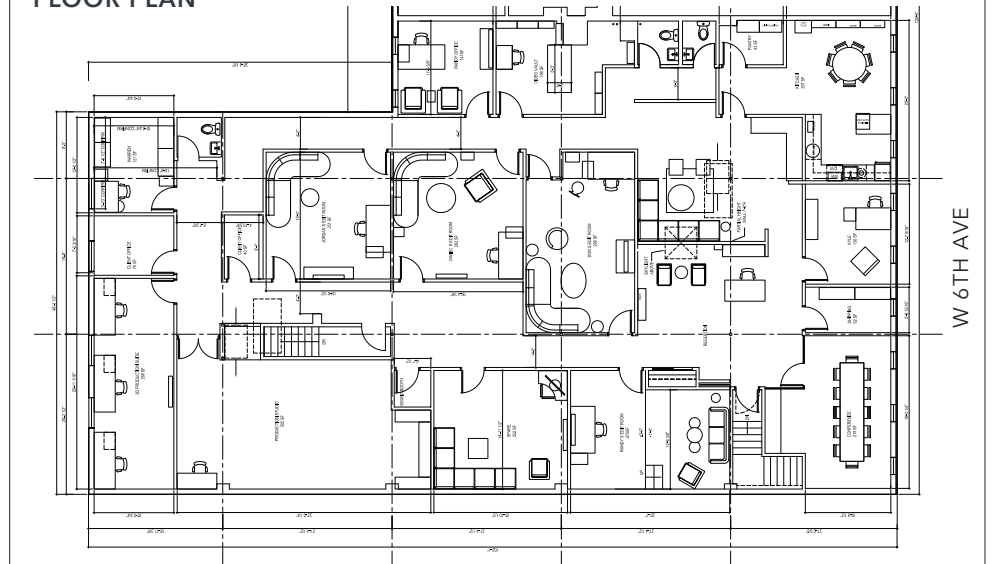
### Taxes & Operating Costs

\$15.47 PSF (2025 Estimate)

### Lease Term

3 to 5 years or longer

### FLOOR PLAN



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