



Suite 200, 1412 West 7th Avenue Vancouver, BC

Opportunity

Situated at West 7th Avenue and Hemlock Street, one block east of Granville Street. This location is close to the amenities the Fairview area has to offer including various restaurants, coffee shops, parks, and retailers. The SkyTrain will be just three blocks away, at Granville and Broadway.

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Highlights

Full floor, finished view unit with six private offices, a large open area, kitchen and boardroom and a private balcony.

Location

This property is centrally located in the heart of the Broadway Corridor. Up to 8 parking stalls and ample street parking are available, with the premises being easily accessible by car, bus, and the West 7th Avenue bike route.

Property Details

Size

6,654 SF

Base Rent

\$21.00/SF per annum

Estimated Additional Rent (2025)

\$25.40/SF per annum

Estimated Monthly Rent

\$25,728.80

Parking

Up to eight (8) parking stalls at current rate of \$135.00 per stall, plus taxes.

Available

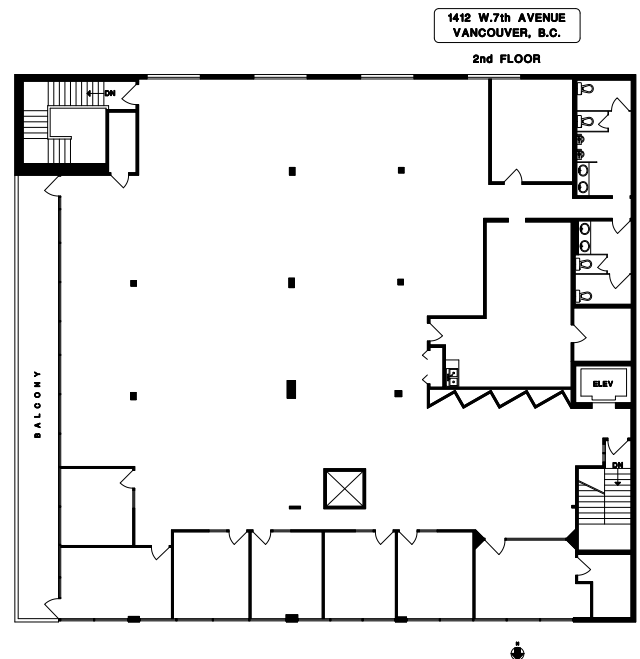
Immediately

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