



900 Helmcken Street, Vancouver, BC

For Lease Fully Improved Office Space

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Opportunity



To lease a fully improved office space, with excellent street front exposure

Premise Details

Rentable Area (approx.)	Main Floor	2,500 SF
	2nd Floor	2,500 SF
	Total Building	5,000 SF

Improvements Main Floor - Mix of offices, open area and large meeting spaces. In suite kitchen and washroom

Possession Immediately

Basic Rent \$15 PSF/per annum

Additional Rent (2024 est.) \$13.10 PSF/ per annum

Demographics | 2022 - 5km radius



Population

375,715



Households

195,414



**Avg.
Household Income**

\$125,051



Bike Score

91



Transit Score

100

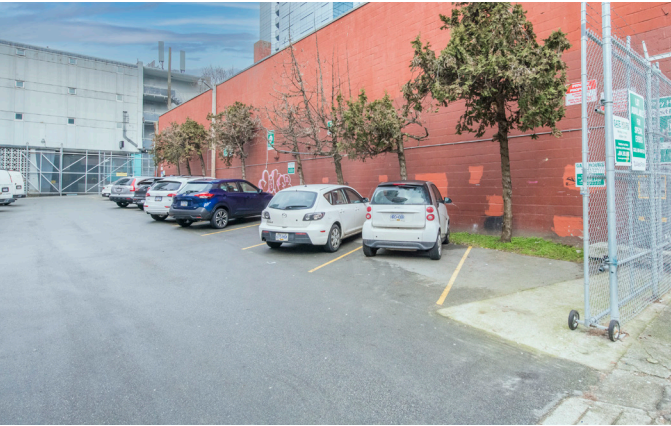


Walk Score

100

**The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*

Exterior Images



Location

Located on the corner of Helmcken Street and Hornby Street, which is a 10 minute walk from the Vancouver City Centre Canada Line and SkyTrain Station. The space also offers high pedestrian and vehicle traffic



Restaurants		Services	
1	Fat Mao Noodles	1	St. Pauls Hospital
2	Starbucks	2	Pharmasave Howe Street
3	Gyu-Kaku Japanese BBQ	3	Marmar Pharmacy
4	Sushi Mugen	4	Scotiabank ATM
5	Breka Bakery	5	TD Canada Trust ATM
6	Yolks	6	Esso Garage
7	Cafe Mira	7	Fitness World
8	Maxine's Cafe & Bar		

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