

FOR LEASE | STREET FRONT OFFICE
328 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 450 Sq Ft**
- ▶ **RARELY Available Street Level Office on the Hottest Fashion Block in Gastown**

Location

- ▶ Ready for a tiny new affordable office space in Gastown?
- ▶ Neighbouring the same block with the likes of Ollie Quinn, Nouvelle Nouvelle, Versace Home, Frank & Oak, Old Faithful, Nettle's Tale Swimwear, Rowan Sky and The Block. Across the street from Timbertrain Coffee, the Greedy Pig, Bamboo Cafe, Dutil Denim as well as Out and About.
- ▶ Walking distance to Waterfront Station with access to Seabus, Skytrain, Canada Line and Westcoast Express
- ▶ Ample monthly and hourly public parking in immediate area
- ▶ Walk score 97 (walker's paradise) & Transit score 100 (rider's paradise)
- ▶ In the middle of Famous tourist triangle: Gastown Steam Clock , Harbour Centre and Woodward's Development
- ▶ Includes private two piece washroom

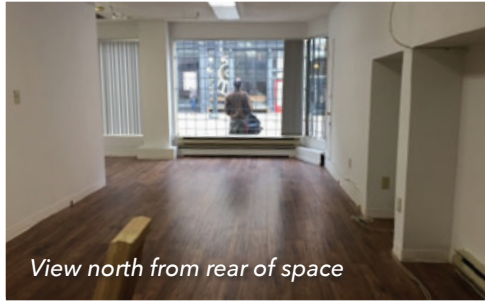
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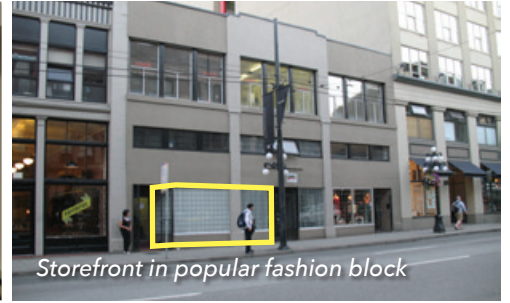
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Entrance and storefront windows



View north from rear of space



Storefront in popular fashion block

Features

- ▶ Over 25 feet of north facing natural light
- ▶ Full height windows offer great exposure and light filtering inside store
- ▶ Bus stop out front
- ▶ Existing washroom and sink

Zoning

Office & Light Manufacturing

Available Area

Approx. 450 sq ft

Date Available

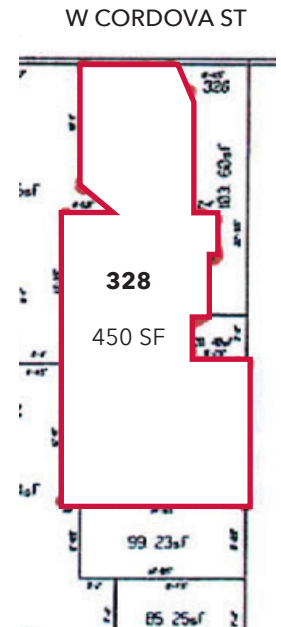
Immediately

Demographics	5 km
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Median Age	38.5
Population	387,292
Average Household Income	\$91,099
Daytime Population	504,183

PCensus 2013

Gross Rent

\$1,125 per month plus GST. Tenant responsible for utilities as well as property tax and operating cost escalations over base year 2019.



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