



For Lease | 494 W 39th Avenue, Vancouver, BC

Office/Storage Space for Lease Along the Cambie Corridor

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Opportunity

Building Specifications

Municipal Address	494 W 39th Avenue, Vancouver, BC
Available Area	3,278 SF
Availability	Immediately
Term	Flexible
Zoning	C2 - Commercial
Parking	\$125.00 per stall + taxes per month
Rent	Below market rent - contact listing agent



Walk Score
83



Transit Score
79

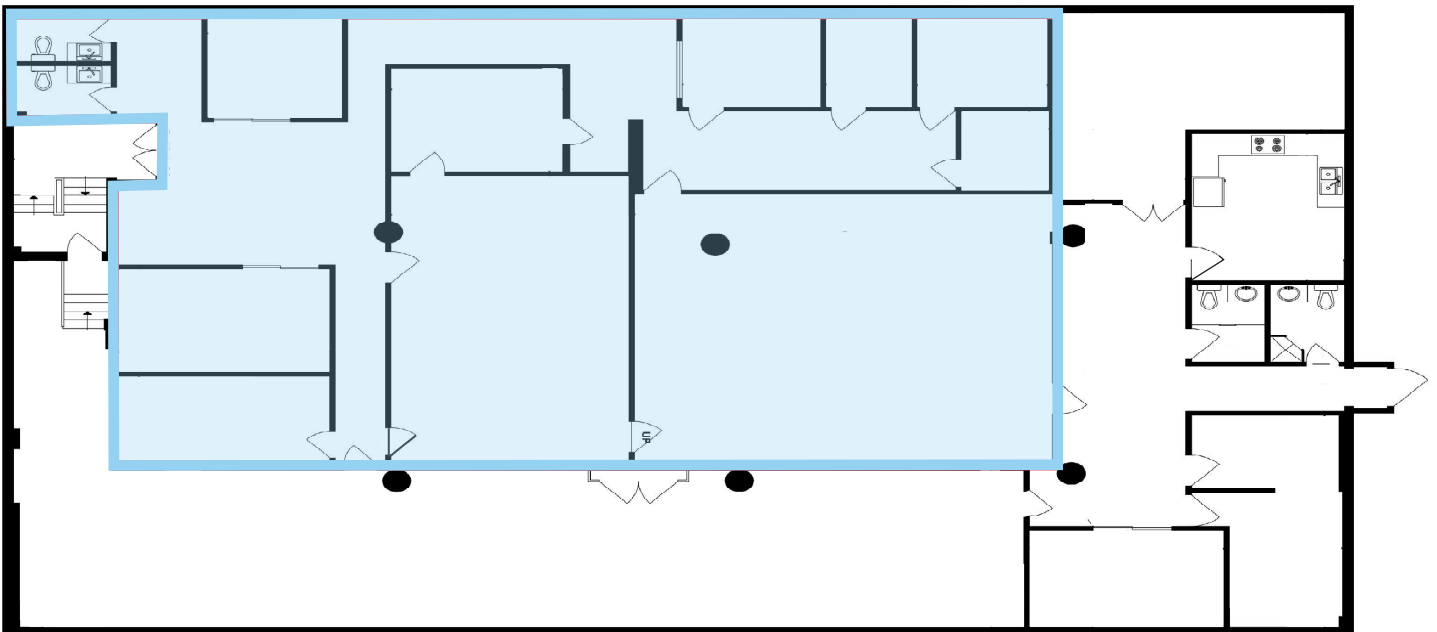


Bike Score
94

Suite Highlights

- Lower level with ground floor access
- Mix of private offices and open area
- HVAC


Floor Plans

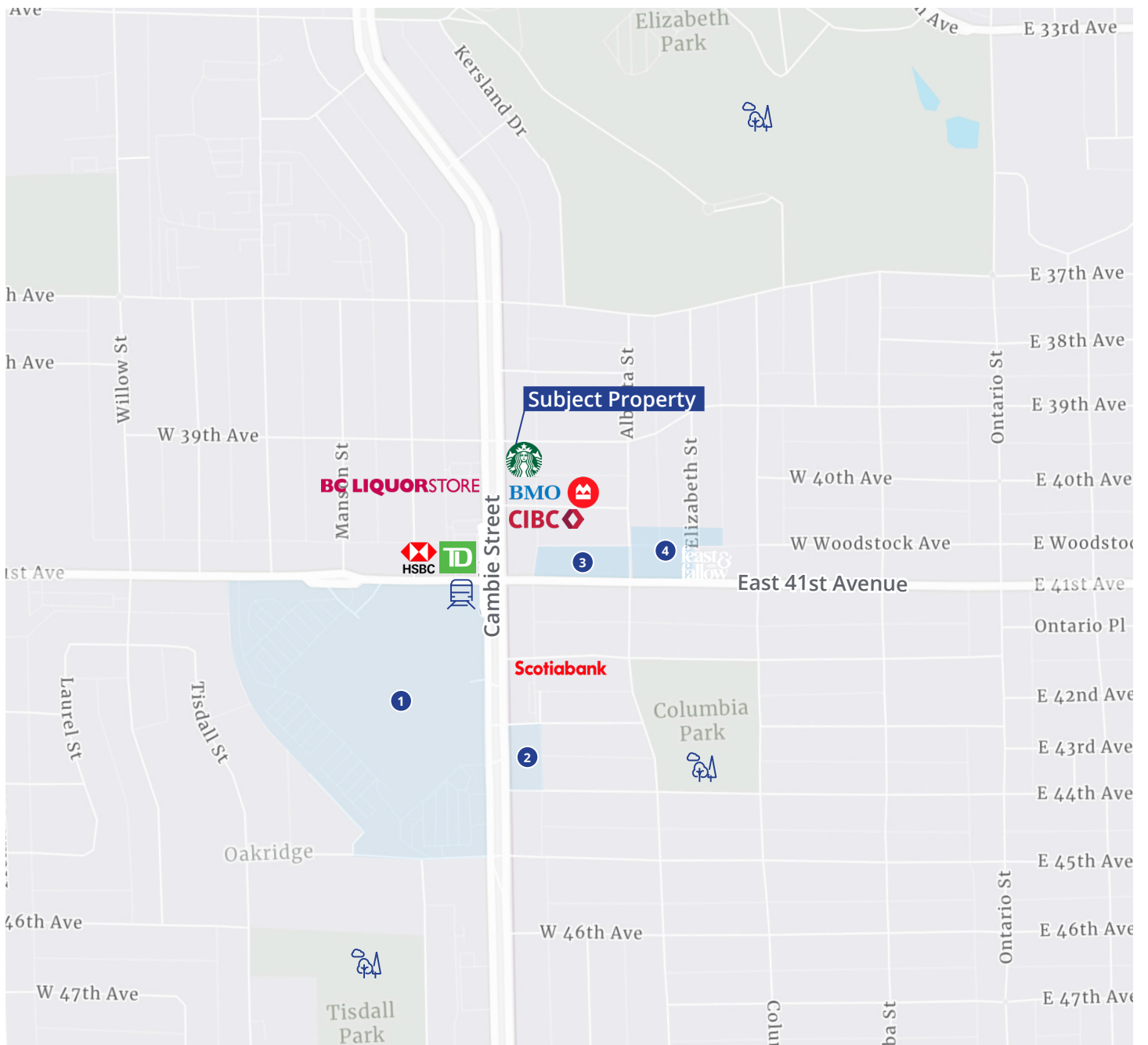


Location

The subject property is located on the corner of Cambie Street and West 39th Avenue along the Cambie Corridor. Just one block from the Oakridge Canada Line Station, multiple bus routes and steps away from countless restaurants, cafes and other retail services.

Future Developments

- 1 Oakridge Park
 - 2 5910 - 5998 Cambie St
 - 3 357 - 475 W 41st Ave
 - 4 325 - 343 W 41st Ave
-  Oakridge-41st Avenue Station





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