



## Suite 200, 1412 West 7<sup>th</sup> Avenue Vancouver, BC

### Opportunity

Situated at West 7<sup>th</sup> 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.

#### Brian Mackenzie

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## Suite 200, 1412 West 7<sup>th</sup> Avenue, Vancouver, BC

### 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 7<sup>th</sup> Avenue bike route.

### Property Details

#### Size

6,654 SF

#### Base Rent

\$20.00/SF per annum

#### Estimated Additional Rent (2026)

\$25.87/SF per annum

Includes in-suite electrical

#### Estimated Monthly Rent

\$25,728.80

#### Parking

Up to eight (8) parking stalls at current rate of \$138.00 per stall, plus taxes.

#### Available

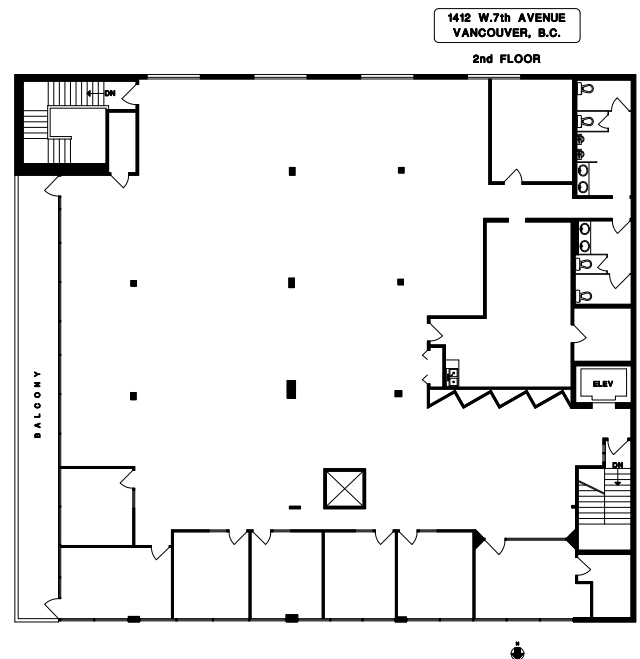
Immediately

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