

FOR LEASE | OFFICE
314 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Unit 309



Unit 225

- ▶ 700 to 1,265 SF Office Units in Prime Gastown Location
- ▶ Excellent Bus and SkyTrain Access
- ▶ Some Units Have Air Conditioning and Kitchenettes

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Location

314 West Cordova is located at the intersection of West Cordova and Cambie Streets in the historic Gastown district of Vancouver. Gastown is located at the northern extremity of downtown Vancouver and houses a growing range of fashion and furniture retailers as well as a growing residential base in new multifamily developments. The building is located in close proximity to the SeaBus, SkyTrain, the Vancouver Trade and Convention Centre, Chinatown, Harbour Centre with a Simon Fraser University campus, and the Woodward's development which houses another SFU campus, London Drugs and IGA.

Features

- ▶ Excellent public transit access (bus, SkyTrain, Seabus)
- ▶ Four parkades within two blocks
- ▶ Exposed brick walls
- ▶ Air conditioning
- ▶ Unit 309 has windows on three sides
- ▶ In-suite kitchenette (unit 225)
- ▶ 3 offices and boardroom with open space (unit 225)

Zoning

HA2 (Gastown Historic Area) – office use included as a permitted use.

Available Areas

Unit	Size	Gross Monthly Rent
225	1,265 SF	\$3,800 per month
309	700 SF	\$1,750 per month

Additional Rent

Rents are gross rents. Utilities are extra – hydro is \$250.00 per month. Tenant pays proportionate share of property tax and operating cost escalations over base year 2025. Applicable taxes extra.

Availability

Immediate

