

3455 VICTORIA DRIVE, VANCOUVER
PRIME OFFICE OPPORTUNITY IN KENSINGTON-CEDAR COTTAGE
NEIGHBORHOOD

FOR
LEASE



Macdonald
COMMERCIAL

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OVERVIEW

An exceptional opportunity to lease a highly visible office/commercial unit in the heart of East Vancouver. Situated at 3455 Victoria Drive, this property offers excellent exposure along a bustling corridor, making it ideal for businesses seeking prominence in a vibrant neighborhood.

The unit boasts expansive street frontage, ensuring maximum visibility to both vehicular and pedestrian traffic. Its strategic location places it amidst a diverse mix of residential and commercial establishments, attracting consistent footfall from the surrounding community.

Key features include ample on-site parking, facilitating easy access for both staff and customers. The area is well-served by public transportation, enhancing connectivity to other parts of the city.

With its proximity to schools, parks, and other amenities, this location is poised for growth and offers a dynamic environment for a variety of business ventures.



SALIENT FACTS



SIZE +/-
7,005 SQFT



PARKING The property features 10 underground parking stalls

ZONING

C-2 zoning approves the following uses, including but not limited to:



- Child Day Care Facility
- Fitness Centre
- Education services
- Wellness clinic
- Financial Institution
- General Office



BASIC RENT
\$28.00/FT



ADDITIONAL RENT
\$12.71/FT (2025 ESTIMATE)



MONTHLY RENT
\$23,764.46+ GST

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



10 PARKING STALLS

FLOORPLAN - UNDERGROUND PARKADE 3,600 SQFT





FLOORPLAN - 1ST FLOOR/LEVEL 3,373 SQFT

1 ST FLOOR/LEVEL

MONTHLY RENT

\$11,442.90+ GST



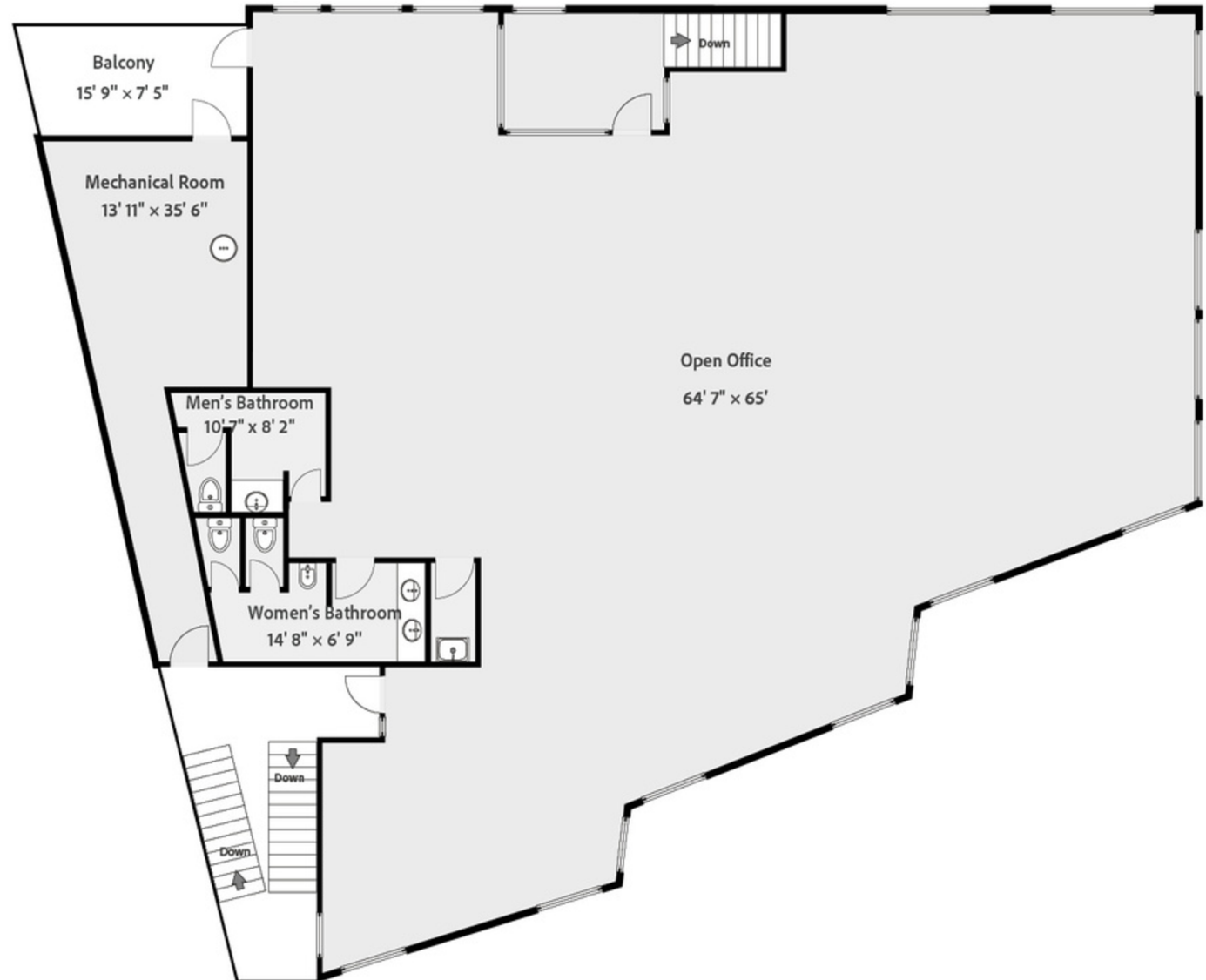


FLOORPLAN - 2ND FLOOR/LEVEL 3,632 SQFT

2ND FLOOR/LEVEL

MONTHLY RENT

\$12,321.56+ GST





PROPERTY HIGHLIGHTS



High-visibility frontage along Victoria Drive for excellent signage exposure



Located in a vibrant and well-established East Vancouver neighborhood



Surrounded by residential density and steps from Trout Lake and John Hendry Park



On-site parking available for staff and customers



2 Floors and underground parkade



Private Restrooms





AMENITIES/RECREATION/MAIN ROADS



DRIVING DISTANCES FROM
3455 VICTORIA DRIVE

1. Trout Lake Community Centre – 1 min
2. Flourist Bakery – 1 min
3. Chance Café – 1 min
4. Collective Goods – 1 min
5. Croatian Cultural Centre – 1 min
6. Kingsway – 2 mins
7. Commercial Broadway SkyTrain station – 3 mins
8. Highway 1 – 8 mins

LOCATION

Located along the busy Victoria Drive corridor in East Vancouver, this prime commercial space offers excellent visibility and accessibility. Surrounded by local restaurants, cafés, and services, the area sees steady foot traffic from nearby schools, parks, and dense residential neighborhoods.

CONTACT LISTING AGENTS

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