



# 1750 East 10<sup>th</sup> Avenue Vancouver, BC

5 storey concrete mid-rise medical, dental and professional office building located in the heart of Vancouver's Commercial-Broadway corridor

The building is just steps away from the Commercial-Broadway SkyTrain Station and is close to many restaurants and retail amenities

Upper floor suites feature panoramic views of Vancouver

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## LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
201	759	30 days' notice
205	686	Immediate
301	759	Immediate
402	679	Immediate



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### Net Lease Rate:

\$23-28 Net per sq. ft. per annum & up, depending on term & improvement allowance

### Taxes & Op. Costs:

\$26.75 per sq. ft. (estimate for year ending June 30, 2026; includes standard utilities & in-suite janitorial service)

### Parking:

On-site reserved surface parking available at 1 stall per 600 sq. ft. leased; current rate: \$90 per month per stall plus tax.

On-site metered hourly parking is also available for visitors