

Retail for Lease

Gryphon House



Origin Realty Group

Great Journeys Start Here

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Top
A render of Gryphon House, A Modern Manor

Salient Details

Development Name: Gryphon House

Location: R10A and R10B 2105 W. 46th Avenue, Vancouver BC

For Lease:

Basic/Net Lease Rate: \$65 per square feet per annum

Estimated Additional Lease Rate:

R10A - \$27.98 per square feet per annum

R10B - \$28.78 per square feet per annum

Size:

R10A - 1,360 square feet

R10B - 1,192 square feet

R10A and R10B can be combined to make 2,552 sf.

Additional Notes:

- 18 feet double height ceiling
- 1 parking space for each unit
- R10A restaurant compatible rough-ins
- 200A, 3 phase, 208 volt circuit panel
- Individual controlled HVAC and electric thermostat provided
- Plumbing rough-ins for a toilet and a sink
- Retail unit will be provided in shell condition
- Completion estimated in Winter 2024

* Details are best estimates and are subject to vary.

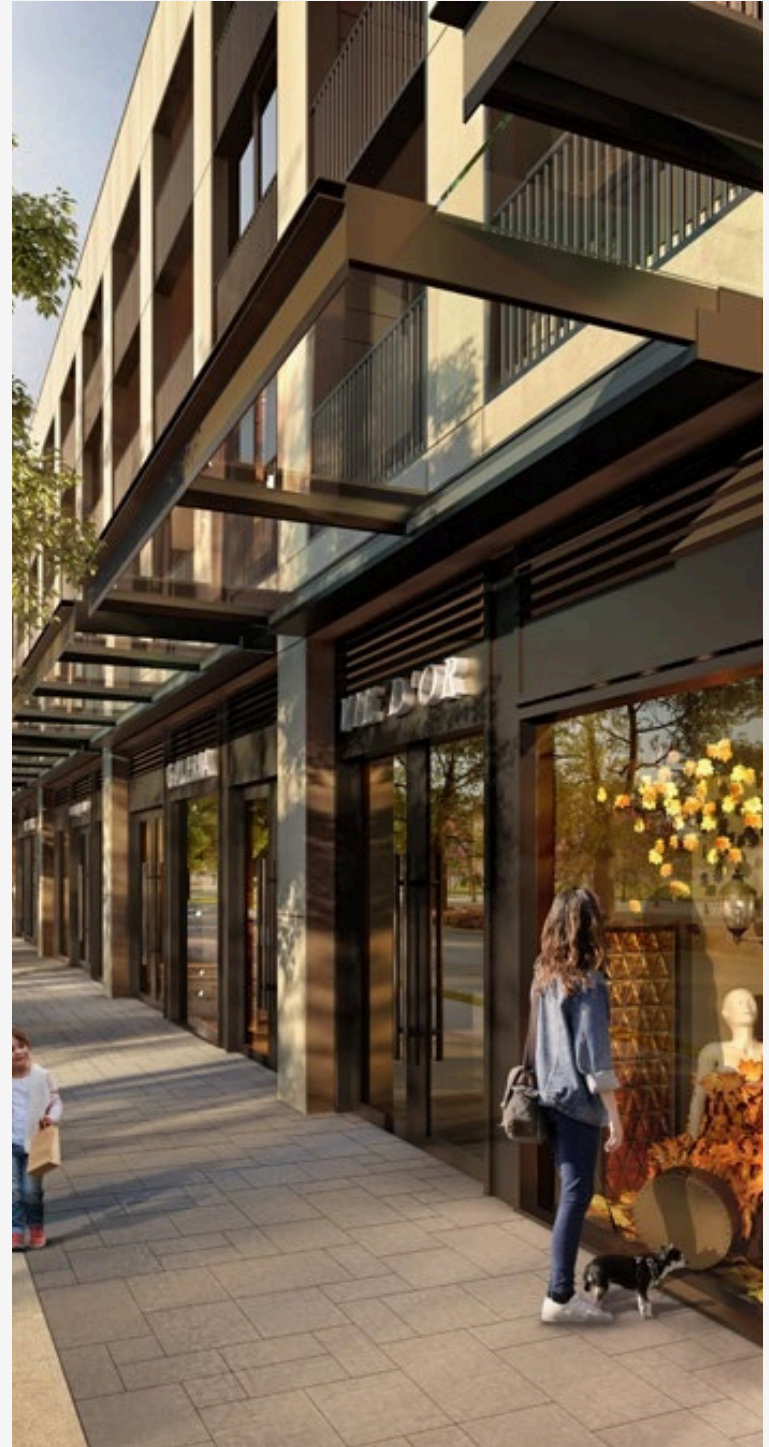


R10A & R10B 2105 W. 46th Avenue, Vancouver, BC

Map & Neighbours

Beauty Salon
Beauty and Wellness Centre
Fitness Centre
Health Care Office
Health Enhancement Centre
Pharmacy
Retail Store
Restaurant
School
Art Gallery
Jewellery/Printing
Manufacturing
Liquor Store
Grocery Store
Animal Clinic

*Any use must go through developer/strata approval.



Permitted Zoning

Restaurants

McDonald's
Secret Garden Tea Company
Ramen Danbo
Big Way Hot Pot
COBS Bread
Minerva's
Tim Hortons
Jess' Restaurant
Nana's Green Tea

Banks

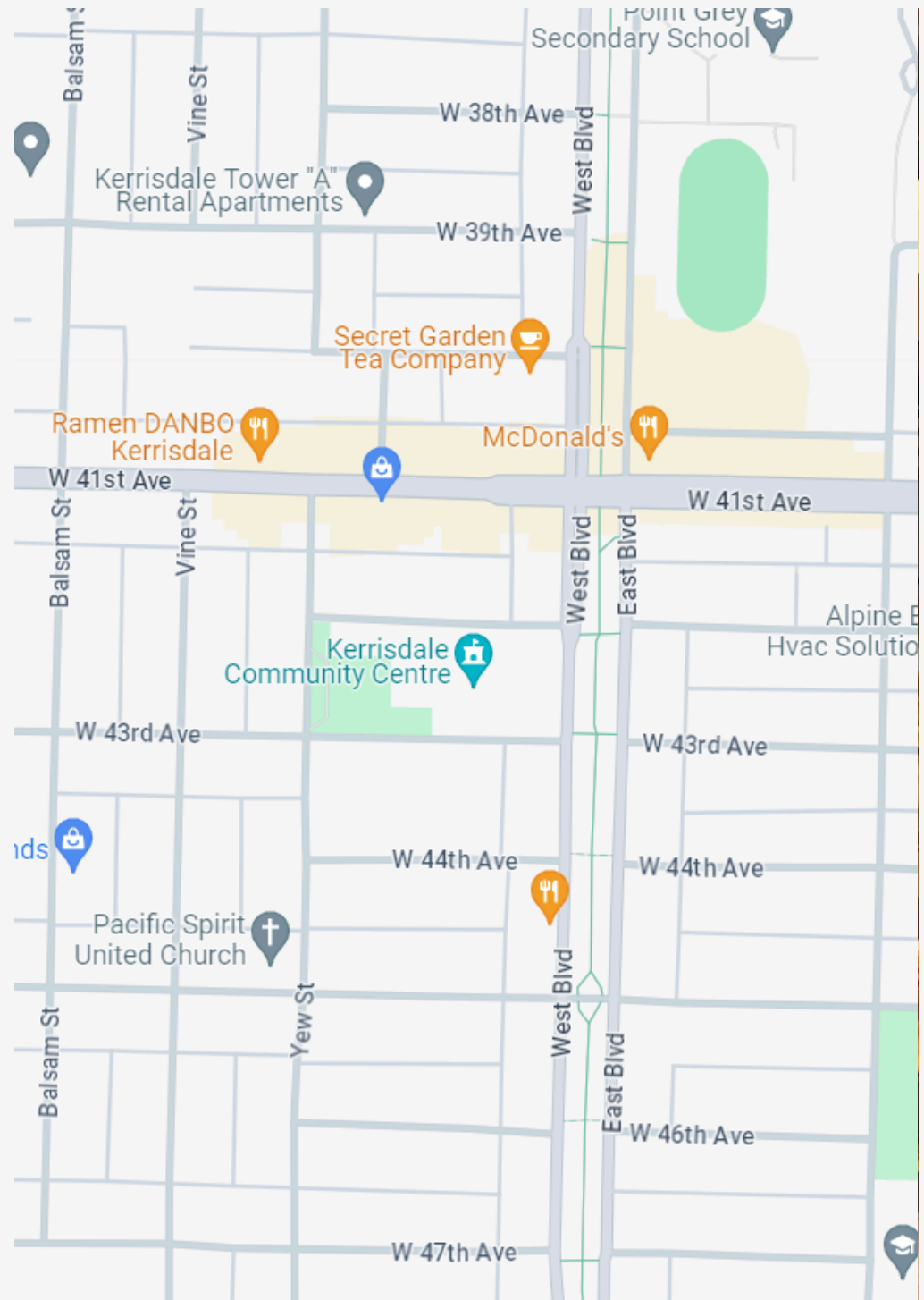
TD Bank
Royal Bank of Canada (RBC)
BMO Bank of Montreal
Vancity
CIBC

Retail & Groceries

London Drugs
Shoppers Drug Mart
Save On Foods
Hill's of Kerrisdale
Lens Crafters

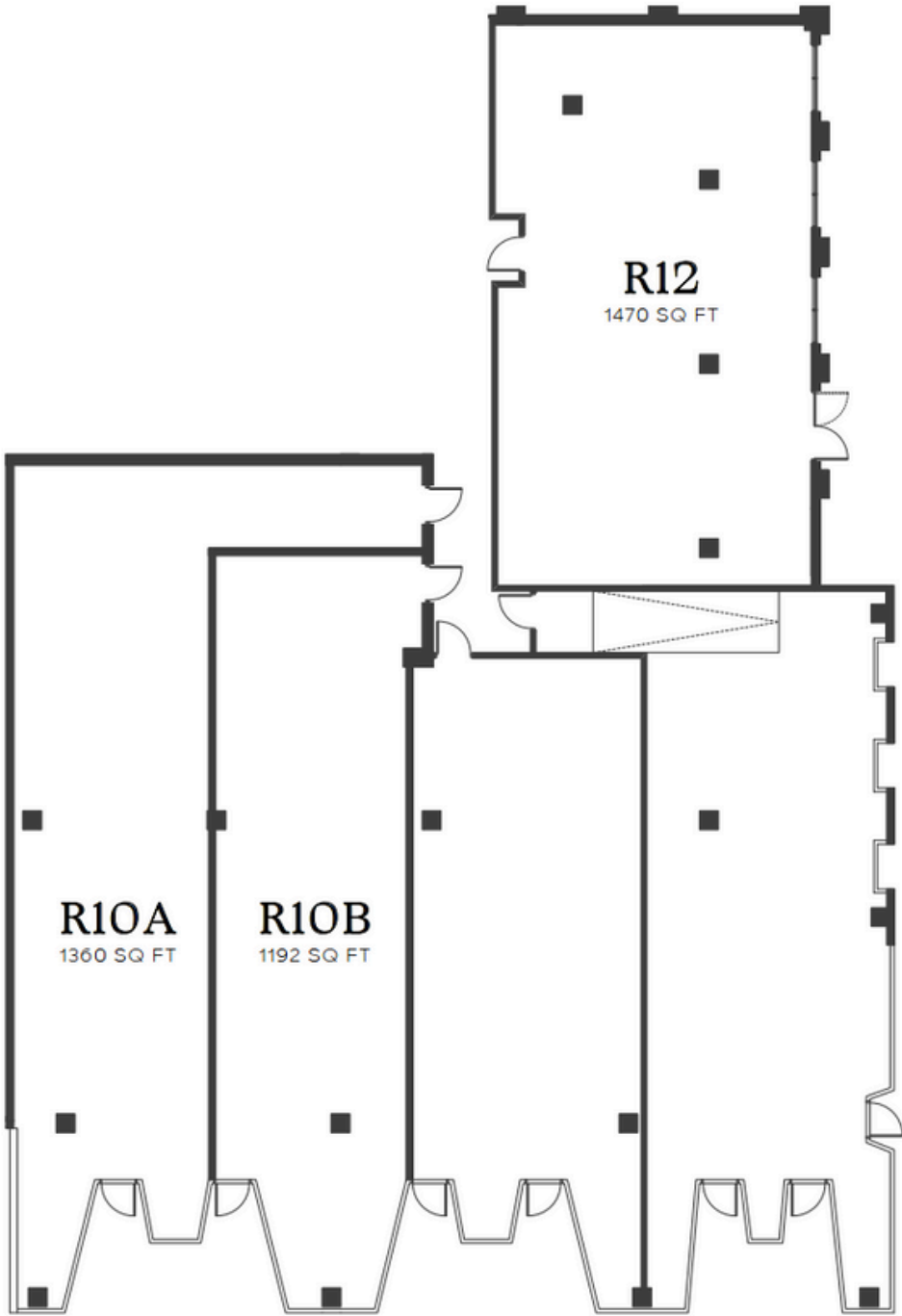
Public Institutions

Vancouver Public Library
Kerrisdale Community Centre
Point Grey Secondary School
Magee Secondary School
Maple Grove Elementary School



R10A & R10B 2105 W. 46th Avenue, Vancouver, BC

Draft Floor Plan



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Contact Us



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