



#110 - 1006 Beach Avenue | Vancouver, BC

## FOR LEASE

### 2,273 SF Front Corner Suite

- ▶ 2,273 SF (includes 583 SF of concrete mezzanine)
- ▶ 4 parking stalls
- ▶ High ceiling heights
- ▶ Former kitchen showroom
- ▶ Flexible improvement options
- ▶ Air conditioned
- ▶ Corner suite with plenty of natural light

## #110 - 1006 Beach Avenue Vancouver, BC

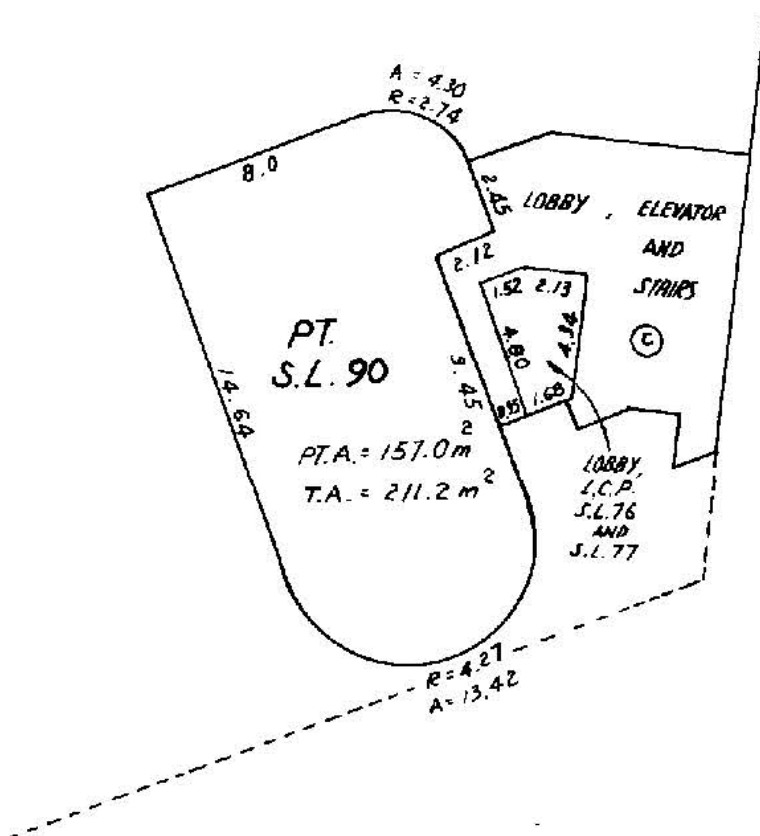
### Location

The property is located on Beach Avenue between the Granville and Burrard Street Bridges, providing quick access to Yaletown and the Downtown core. The location provides direct access to the Seawall and is within walking distance to numerous shops, restaurants and other amenities. There are a number of marinas providing short and long term boat moorage in the immediate area, as well as convenient access to Granville Island via the Aquabus Ferry.

### Building Features

- ▶ Prime Seawall location
- ▶ Close to Yaletown and the Downtown core
- ▶ Exposure to Beach Avenue

### Strata Plan



## Property Details

### Available Area

Ground floor office	1,690 SF
Mezzanine	583 SF
<b>Total</b>	<b>2,273 SF</b>

### Legal Description

Strata Lot 90, Plan Vas2613, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

### PID

015-866-483

### Parking

4 stalls being stalls 39c, 45c, 46c, 47c at no additional charge

### Lease Rate

\$45.00/SF per annum, fully net

### Operating Costs & Property Taxes (2024 est.)

\$24.22/SF per annum

### Total Monthly Rent (estimate)

\$13,111.42 plus GST

### Date Available

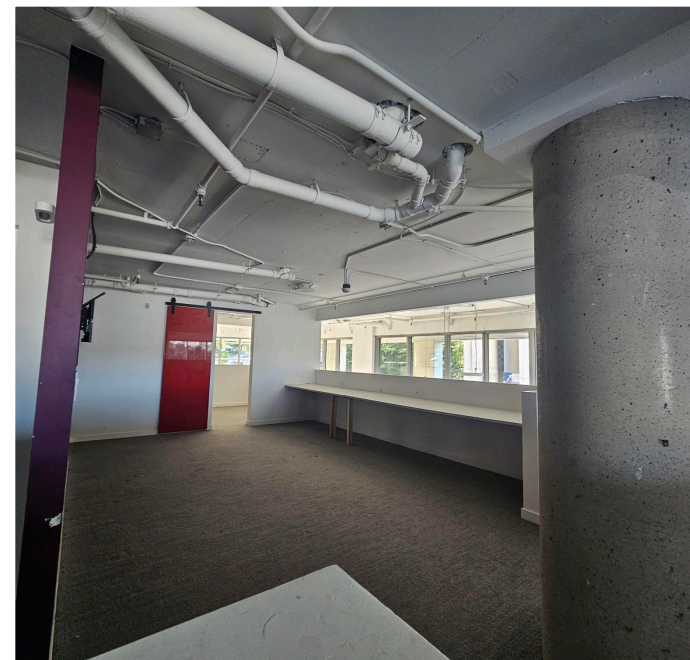
Immediately

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