



2433 Spruce Street, Vancouver, BC

5,033 - 7,120 SF of Office
Space Available **for Lease** in
Fairview

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Property Overview

5,033 - 7,120 SF of office space available for lease in the heart of Vancouver's Fairview neighbourhood.

Location Overview

2433 Spruce Street is located in the heart of Fairview, on the southwest corner of West 8th Avenue and Spruce Street. This prime location provides easy access to multiple surrounding amenities including; restaurants, retailers and grocery stores.

The building is located 1 block away from the nearest 99 B-Line bus station, one of North America's busiest and most travelled bus routes. 2433 Spruce Street is also located within a 15 minute walk to the Broadway-City Hall SkyTrain Station and a 10 minute walk to the future South Granville SkyTrain Station.

Salient Details

Address	#100 - 2433 Spruce Street, Vancouver
Rentable Area	5,033 - 7,120 SF
Available	On notice
Net Rent	\$27.00 PSF
Additional Rent	\$24.26 PSF (est. 2025)
Parking	Secure underground parking



99

Walk Score



81

Transit Score



74

Bike Score

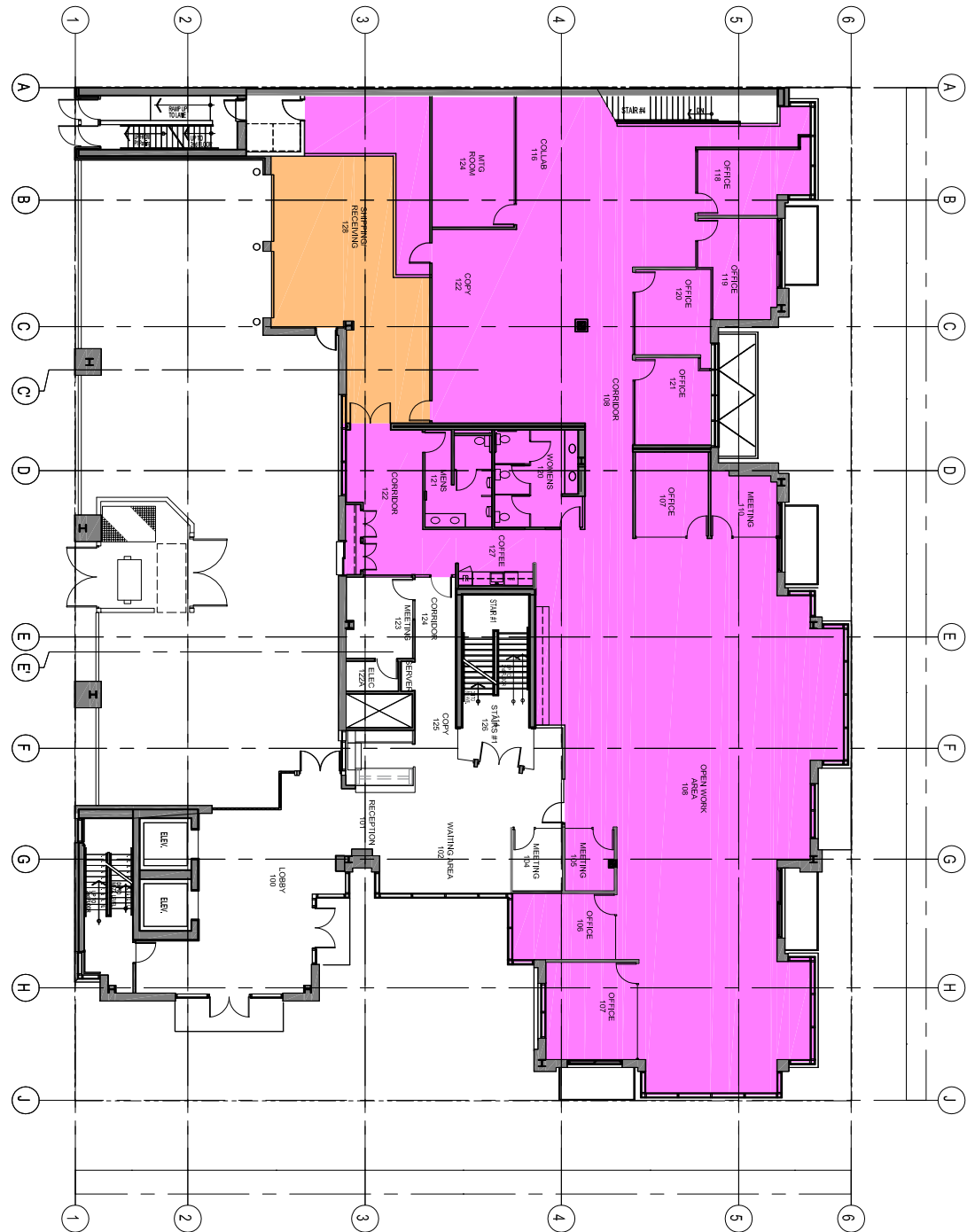


Floor Plan

5,033 - 7,120 SF

- 10 private offices
- open work area
- 2 copy/printing areas
- Shipping and receiving with multiple grade loading doors
- In-suite washrooms
- Kitchen
- 4 private patios
- Ground floor entrance off Spruce Street

Demising options available, contact listing agent for details





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