

**FOR LEASE | OFFICE
1677 WEST 2ND AVENUE
VANCOUVER, BC**

THE
ARMOURY
DISTRICT



- **3,350 SF High Ceiling Showroom/Office in Burrard Slopes**
- **Ideal For Architects or Design Firms**



Location

The subject property is located near the northeast corner of West 2nd Avenue and Pine Street in the Burrard Slopes area of Vancouver. It is a short walk from Granville Island and a five-minute drive from the Downtown Core.

Building Description

1677 West 2nd Avenue is a two-storey building which is currently being used for offices with a showroom at the back. The bottom floor is approximately 2,300 SF that includes a reception area, offices, 2 washrooms, and a conference room. The second floor has 4 offices and a reception area totaling 1,050 SF. There is a passage into 1687 West 2nd Avenue from the second floor.

Features

- ▶ Gas fired hot air heating
- ▶ Concrete block/brick
- ▶ Rear loading doors
- ▶ Flat tar and gravel roof
- ▶ Four (4) offices
- ▶ Conference room
- ▶ Reception area
- ▶ Two (2) washrooms

Available Space

Main floor	2,300 SF
Second floor	1,050 SF
Total	3,350 SF

Zoning

IC-1

Parking

2 parking stalls

Asking Rental Rate

Contact listing agent

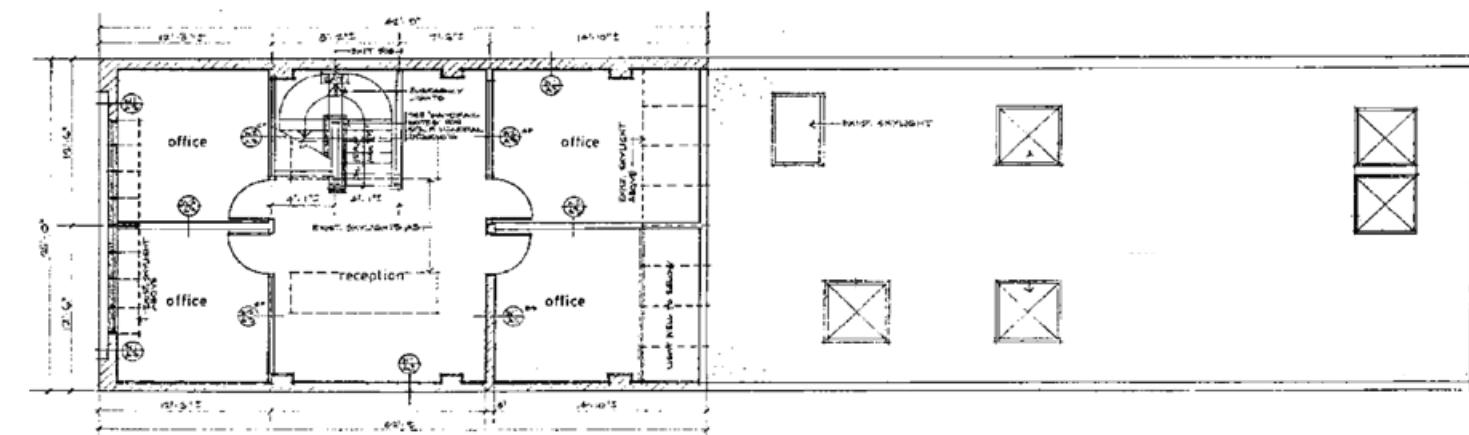
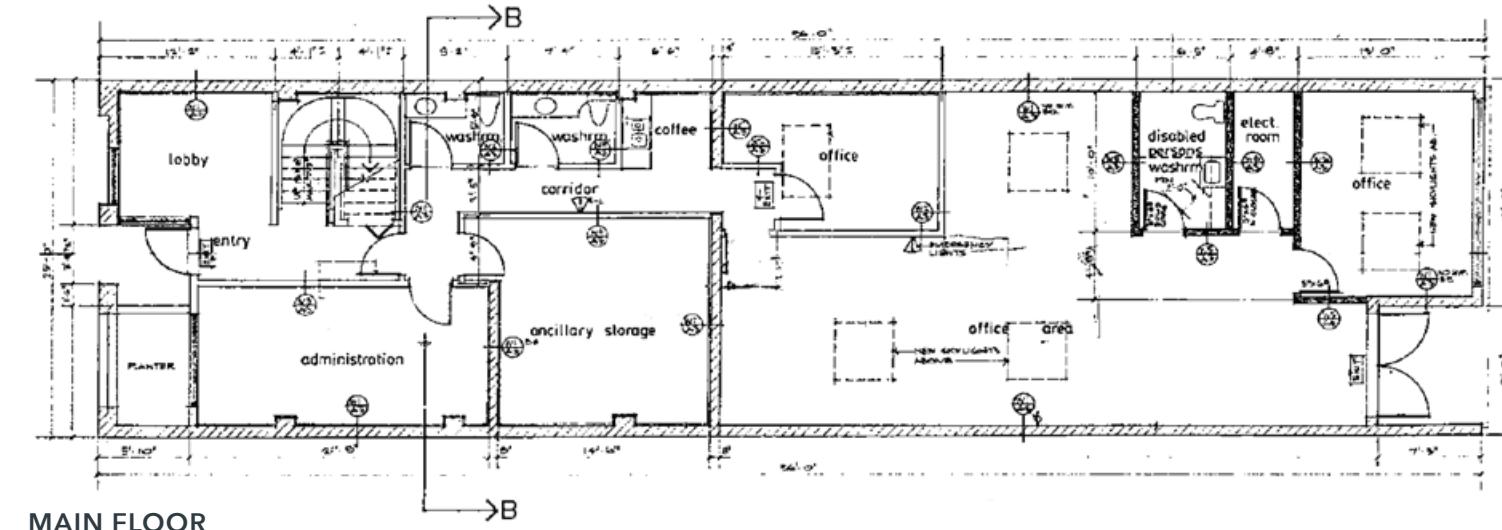
Taxes & Operating Costs

Contact listing agent

Availability

Contact listing agent

Floor Plans



AMES
TILE & STONE

ANN SACKS.

CREATIVE HOME
furnishings



Rödl
KITCHEN
STUDIO INC

Reckless
BIKES STYLING

AURELIA

LAMBORGHINI

BelCafé

East India Carpets

LIVINGSPACE

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50K
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