



**FOR LEASE**

**3683 West 4th Avenue**

Vancouver, BC

Office for Lease

**Patricia Wong Chong\*** CCIM

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\*Personal Real Estate Corporation | Macdonald Commercial Real Estate Services Ltd.

**Macdonald**  
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- member of -

**CORFAC**  
INTERNATIONAL

# 3683 West 4th Avenue

Vancouver, BC

## OPPORTUNITY

Approximately 1,500 sq. ft. of office space available, featuring both front and rear outdoor decks.

## LOCATION

Ideally situated just east of Alma Street and West 4th Avenue in the Kitsilano neighbourhood, this location offers excellent visibility and convenient access to surrounding amenities, transit, nearby beaches, and the University of British Columbia.

## PREMISES

The office space is improved with three exterior offices and an open-concept layout for interior workspace. This attractive two-storey walk-up benefits from abundant natural light throughout the office.

## Property Summary

### ADDRESS

3683 West 4th Avenue, Vancouver, BC

### UNIT SIZE

Aprox. 1,500 SF

### ZONING

C-2 zoning, which permits a wide variety of general office uses, financial institutions, and healthcare offices.

### BASIC RENT

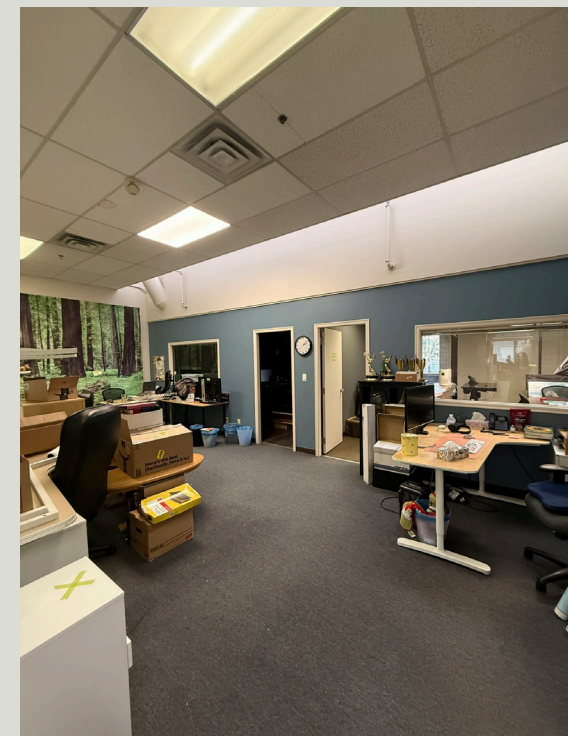
Contact Agent

### ADDITIONAL RENT

\$15.94 per SF (estimated 2026)

### AVAILABILITY

Immediately



# Nearby Amenities

## RESTAURANTS & CAFES

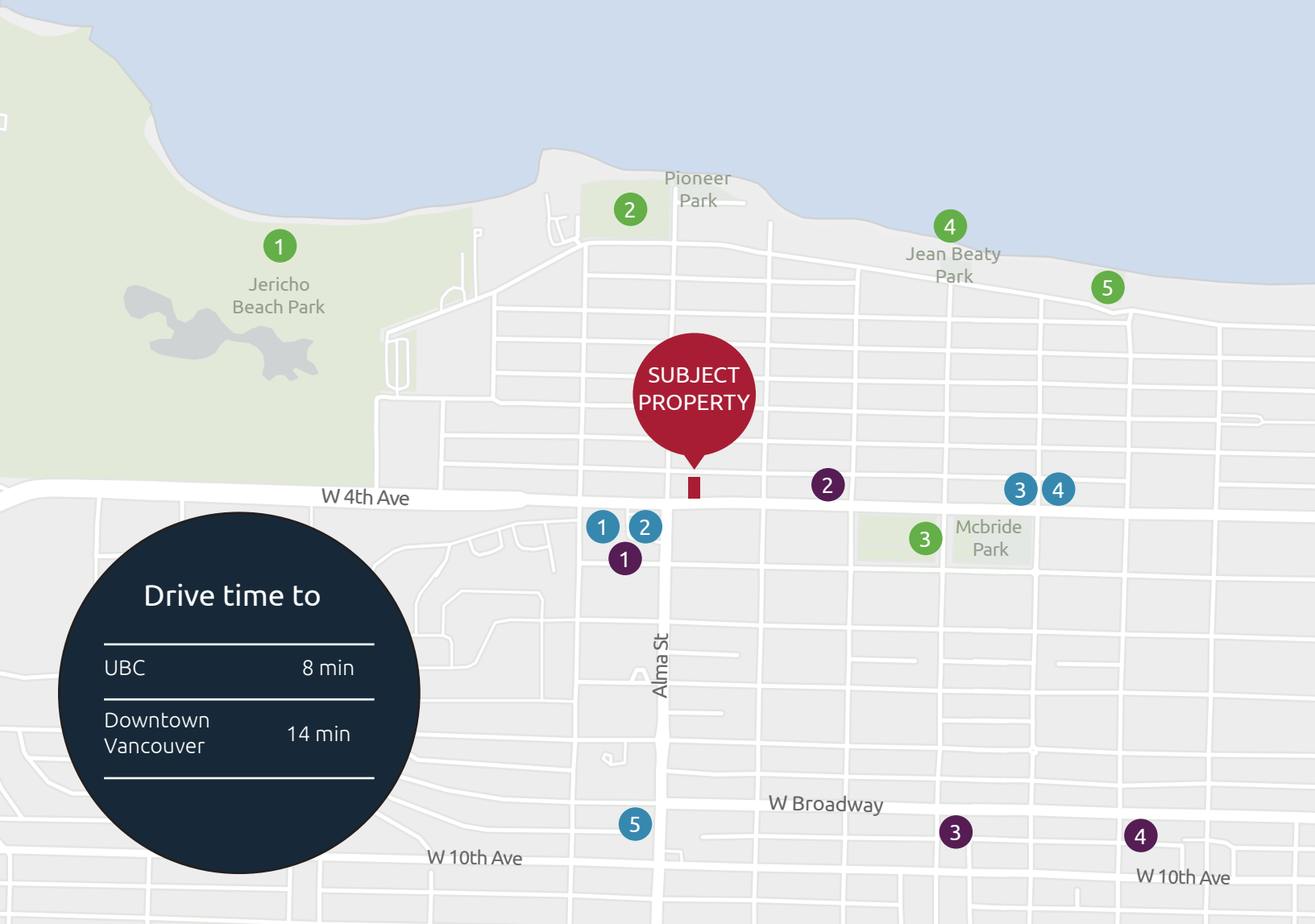
1. Breka Bakery & Cafe
2. A&W Canada
3. Corner Cup Coffee House
4. Charm by Zab Bite
5. Jo's Italian Deli

## SHOPPING & SERVICES

1. No Frills
2. IGA Supermarket
3. TD Canada Trust Branch & ATM
4. National Bank

## PARKS & RECREATION

1. Jericho Beach
2. Hastings Mill Park
3. Mcbride Park
4. Jean Beaty Park
5. Point Grey Road Park



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