

FOR LEASE

5704 BALSAM STREET

VANCOUVER, BC



OFFICE SPACE IN THE HEART OF KERRISDALE



UNIT 203



UNIT 203



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OPPORTUNITY

This a unique opportunity to position your business in Balsam Place, a professionally managed mixed-use building in the heart of Kerrisdale. The building itself is professionally managed and is one of the limited selection of properties in the area that offers underground parking for tenants and visitors. In addition, the flexible C-2 zoning will accommodate many professional uses.

LOCATION

Located in the highly desirable Kerrisdale neighbourhood. This prime west side location is in close proximity an array of boutique shops, cafes, restaurants, and other local businesses. The high foot traffic makes this a very desirable retail location.

OPPORTUNITY

UNIT 203 - 792 SF - Available Immediately
Large executive office or boardroom, open area and a kitchenette

BASIC RENT

Please contact the listing agents

ADDITIONAL RENT

\$21.11 PSF/PA

ZONING

C-2 Commercial

RESTAURANTS

1. Grandmama's Cafe
2. Minerva's Restaurant
3. Saint Germain Bakery
4. Asa Sushi
5. Caffe Artigiano
6. Nana's Green Tea
7. Secret Garden Tea Company
8. Honolulu Coffee Kerrisdale
9. McDonald's

NECESSITIES

10. London Drugs
11. Happy Farm Market
12. Save-On-Foods

 41ST AVE BUS ROUTE

 16 ARBUTUS BUS ROUTE



BIKE SCORE
BIKER'S PARADISE

91



TRANSIT SCORE
GOOD TRANSIT

61



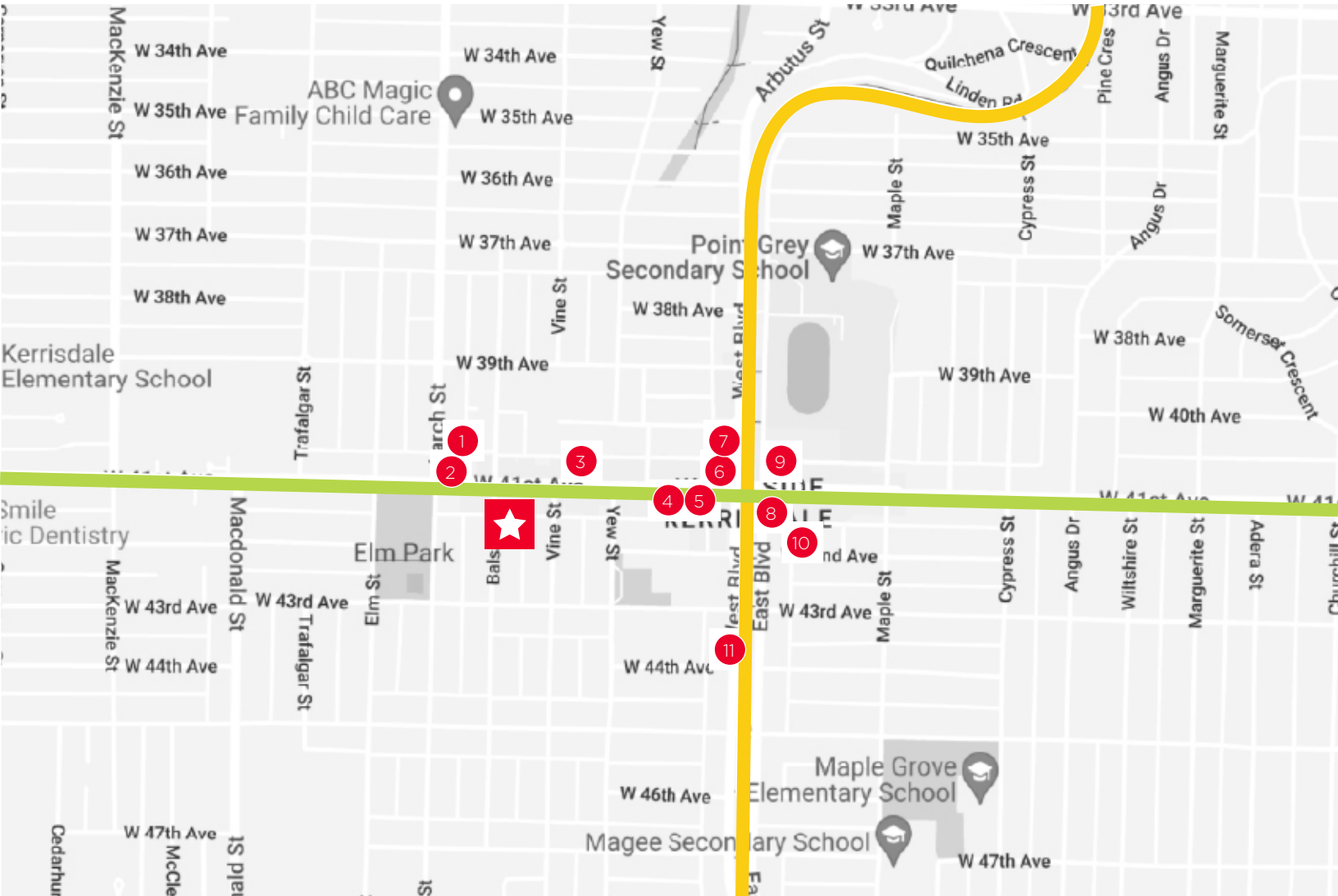
WALK SCORE
WALKER'S PARADISE

91

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