

# OFFICE FOR LEASE

761 CARDERO STREET, VANCOUVER, B.C.

2,925 SF - 6,380 SF AVAILABLE

**\$15.00 NET RENT**

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*IDEALLY SITUATED IN VANCOUVER'S WEST END*

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*WALKING DISTANCE TO MANY NEIGHBOURHOOD  
AMENITIES*

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*POTENTIAL FOR BUILDING SIGNAGE*

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*AMPLE SECURED PARKING*

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**bosa  
properties**



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## PROPERTY OVERVIEW

The subject property, owned and managed by Bosa Properties, is ideally situated in the West End, on the cusp of the Coal Harbour neighbourhood in Vancouver. Located on Cardero Street, between Alberni and Robson Street, this property is within walking distance of a variety of restaurants, retail shops, cafes, and bars. The standalone building offers two floors of office space with secured and gated parking on the main level.

## SALIENT DETAILS

**Municipal Address:** 761 Cardero Street, Vancouver B.C.

<b>Available Area:</b>	2nd Floor: 3,455 SF
	3rd Floor: 2,925 SF
	<b>Total: 6,380 SF</b>

<b>Available:</b>	Immediately
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<b>Gross Rent:</b>	\$15.00 PSF
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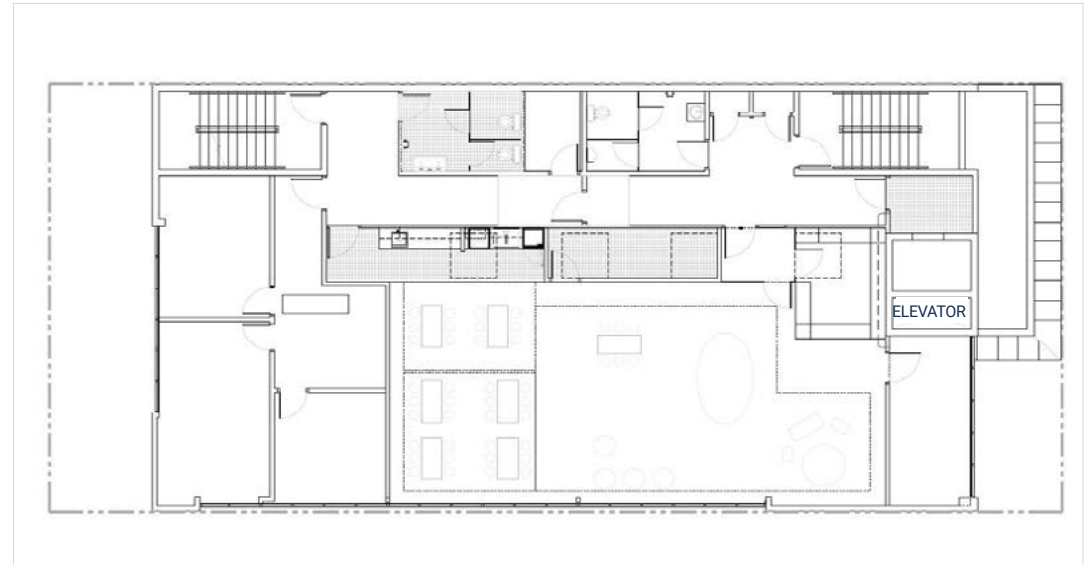
<b>Additional Rent:</b>	\$36.43 PSF (2024 est.)
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<b>Parking:</b>	12 secured stalls available at below market rates
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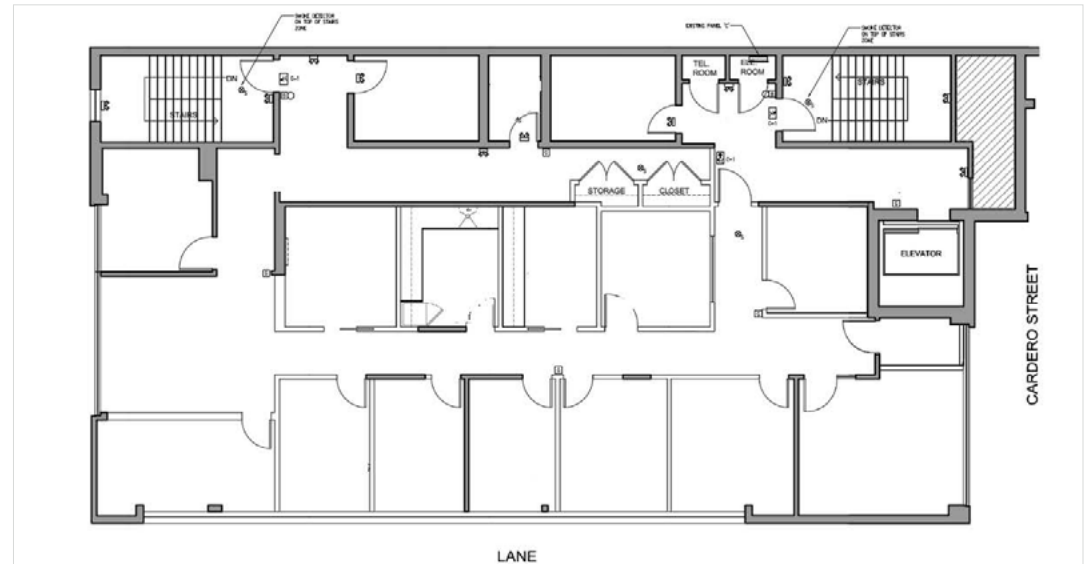
<b>Zoning:</b>	RM-5C
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## FLOOR PLANS

**2<sup>nd</sup> Floor:** Comprised of 3 large offices, open area, storage room, 2 private washrooms, and a recently renovated and fully equipped kitchen.



**3<sup>rd</sup> Floor:** Newly improved office, comprised of 8 exterior offices, 3 interior offices, storage/printing room, kitchenette along with 2 private washrooms and a shower.



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## PROPERTY PHOTOS





# FOR LEASE

761 CARDERO STREET, VANCOUVER, B.C.



1. **Subject Property**
2. The Red Accordion
3. Whole Foods Market
4. Indigo Parking Lot
5. Saku
6. PappaRoti
7. Safeway Robson
8. Cardero's Restaurant
9. H Tasting Lounge
10. Menya ITTO Ramen
11. KNOX Restaurant



**BIKE SCORE**  
**93**



**WALK SCORE**  
**97**



**TRANSIT SCORE**  
**94**

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