



FOR LEASE 2325 Cambie Street Vancouver, BC

OVERVIEW

2325 Cambie is located on a major traffic thoroughfare steps from the southwest corner of Cambie Street & 8th Avenue near Cambie & Broadway, one of Vancouver's busiest intersections. The space offers a base build for restaurant tenants, or other tenants with 25 foot ceiling heights and floor to ceiling glazing allowing for great visibility onto Cambie Street from both the ground and mezzanine levels. A rear loading bay, dedicated rear parking stall, top of the line electrical, plumbing and venting makes the property viable for numerous retail tenants.

Available Area: +/- 2172 SF (1,554 SF ground level & 619 Mezzanine level)

Basic Rent: \$75 per SF/month + gst (blended rate)

Additional Rent: \$22.85 per SF/month + gst (2024)

Zoning: C3 A

Parking: 1



TENANTS IN THE AREA

- Whole Foods
- Canadian Tire
- Best Buy
- BCAA
- BC Liquor
- Save On Foods
- Café Artigiano
- Winners
- Home Sense

SYLVIA OLSON

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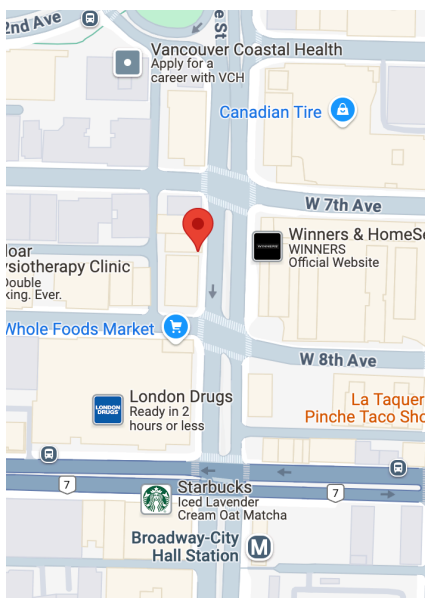
OUTRIGHT APPROVED USES



- Arts and Culture
- Fitness Centre
- Financial Institution
- General Office
- Health Care Office
- Retail Store
- Grocery or Drug Store
- Furniture Store
- Barber Shop
- Catering
- Restaurant (Class 1)

CONDITIONALLY APPROVED USES INCLUDES

Art and event culture, clothing manufacturing, food manufacturing, jewellery manufacturing, printing or publishing, health enhancement centre, farmers market, pawnshop, vehicle dealer, second hand store, public bike share, production and rehearsal studio, wholesaling class A & B.



WALK SCORE
VERY WALKABLE
89



BIKE SCORE
BIKERS PARADISE
83



TRANSIT SCORE
EXCELLENT TRANSIT
75

- Modern Building with Exceptional Exposure
- Great Vehicular and Pedestrian Traffic
- Situated Steps from Restaurants + Shops

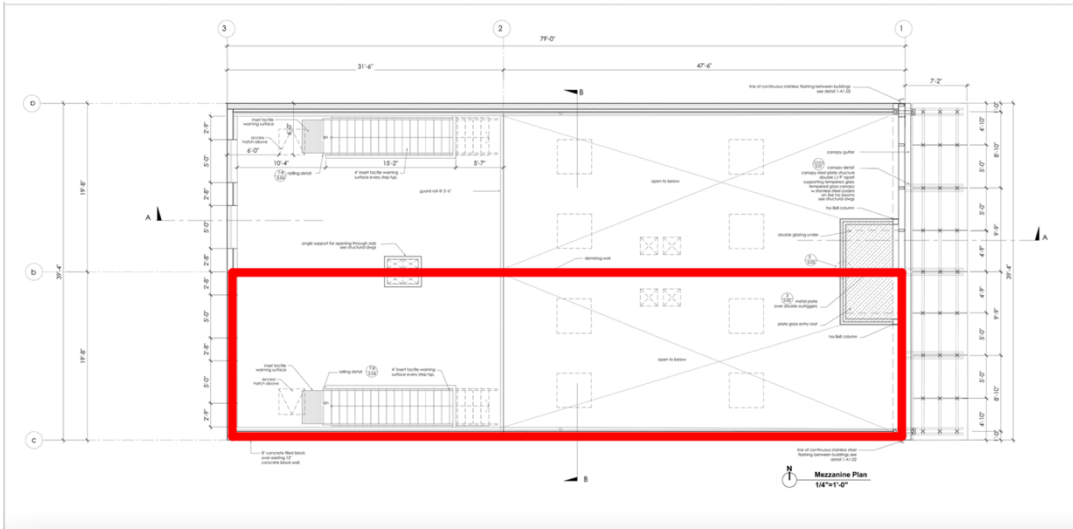
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*This communication is not intended to cause or induce breach of an existing agency agreement.



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Total: +/- 2172 SF

Main: 1554 SF

Mezz: 619 SF

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