

OFFICE FOR LEASE

761 CARDERO STREET, VANCOUVER, B.C.

2,925 SF - 6,380 SF AVAILABLE

\$15.00 GROSS RENT

IDEALLY SITUATED IN VANCOUVER'S WEST END

WALKING DISTANCE TO MANY NEIGHBOURHOOD AMENITIES

POTENTIAL FOR BUILDING SIGNAGE

AMPLE SECURED PARKING

**bosa
properties**

Marcus & Millichap



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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.

Available Area:	2nd Floor: 3,455 SF
	3rd Floor: 2,925 SF
	Total: 6,380 SF

Available: Immediately

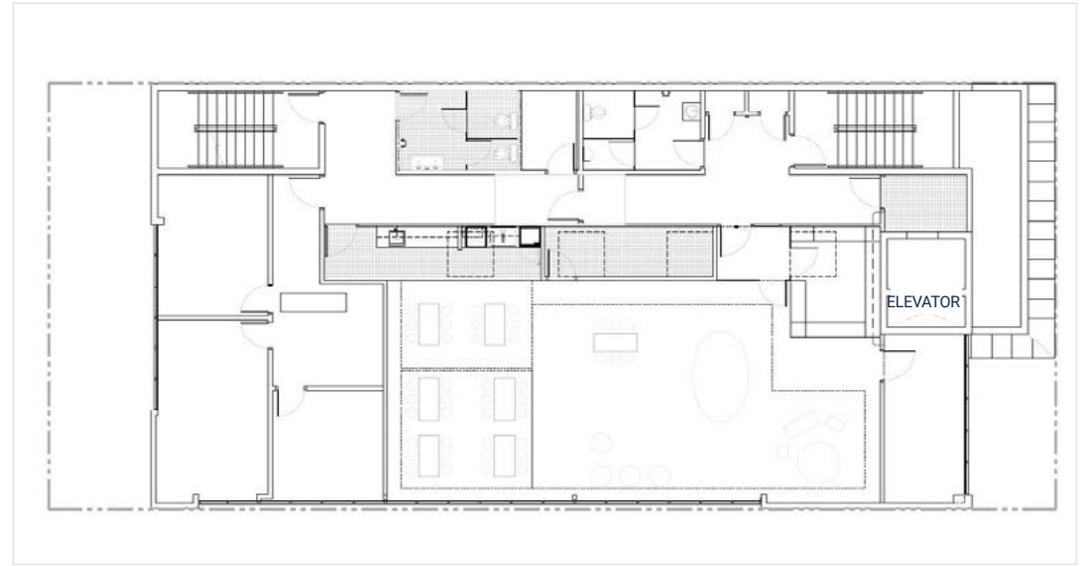
Gross Rent: \$15.00 PSF

Parking: 12 secured stalls available at below market rates

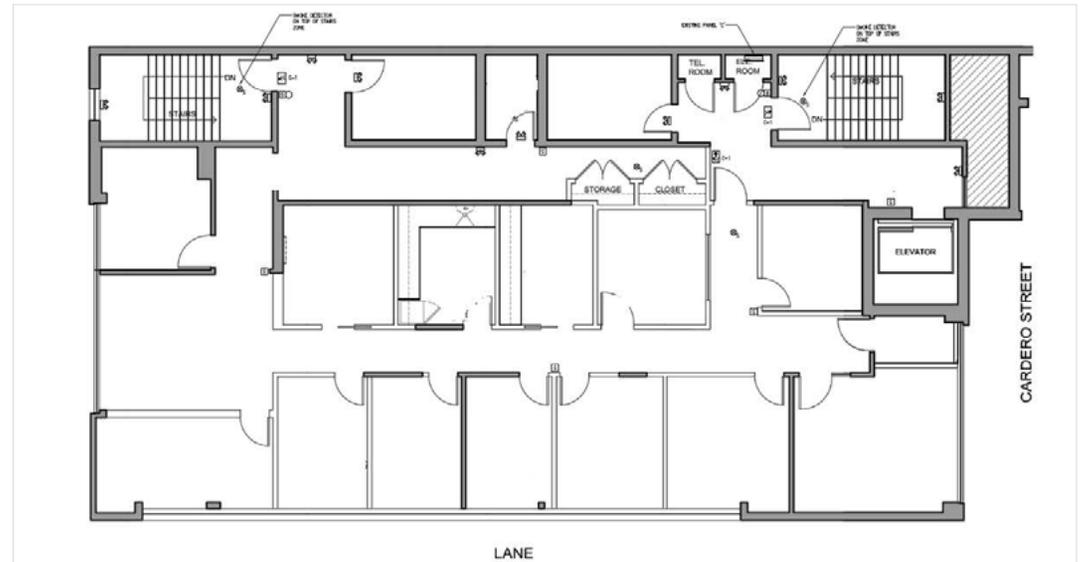
Zoning: RM-5C

FLOOR PLANS

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



3rd 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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