



1700 West 75<sup>th</sup> Avenue | Vancouver, BC

## OFFICE, INSTITUTIONAL USE SPACE FOR LEASE

50,000 SF leased/under contract within the past 2 years. Unique opportunity to lease up remaining 10,888 SF (approx) on the 3<sup>rd</sup> floor, featuring private balconies and floor to ceiling windows that offer abundant natural light. Option to demise space into desired size.

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# 1700

West 75<sup>th</sup> Avenue  
Vancouver, BC

## Available Area - 3<sup>rd</sup> Floor

Up to approx. 10,888 SF  
(a variety of demising options  
available starting from approx.  
2,106 SF)

## Lease Rate

\$22.00 – \$30.00/SF  
(depends on tenant inducements)

## Operating Costs & Taxes

\$17.96/SF (2026 est)

## Parking

1 Stall per 650 SF Leased

## Zoning

CD-1 (198)

## Year Built

1990



## LOCATION

Located in Vancouver's Marpole neighbourhood, this area is known for its quiet residential feel, parks, and easy access to amenities. The area is well-connected by public transit, with bus routes running along major streets like Granville and Cambie, providing easy access to Downtown Vancouver, Richmond, Metrotown and YVR Airport. The location is a true biker's paradise, offering excellent connectivity to several popular bikeways, including the Arbutus Greenway.

# FEATURES



On-site Building Manager  
Immediate support and proactive maintenance



Free Visitor Parking  
Ample parking stalls



Fraser River Park  
Green space with walking path and river views



Transportation Service  
Uber voucher program to/from Marine Drive SkyTrain Station



Fitness Centre  
With showers and cardio and weight lifting equipment



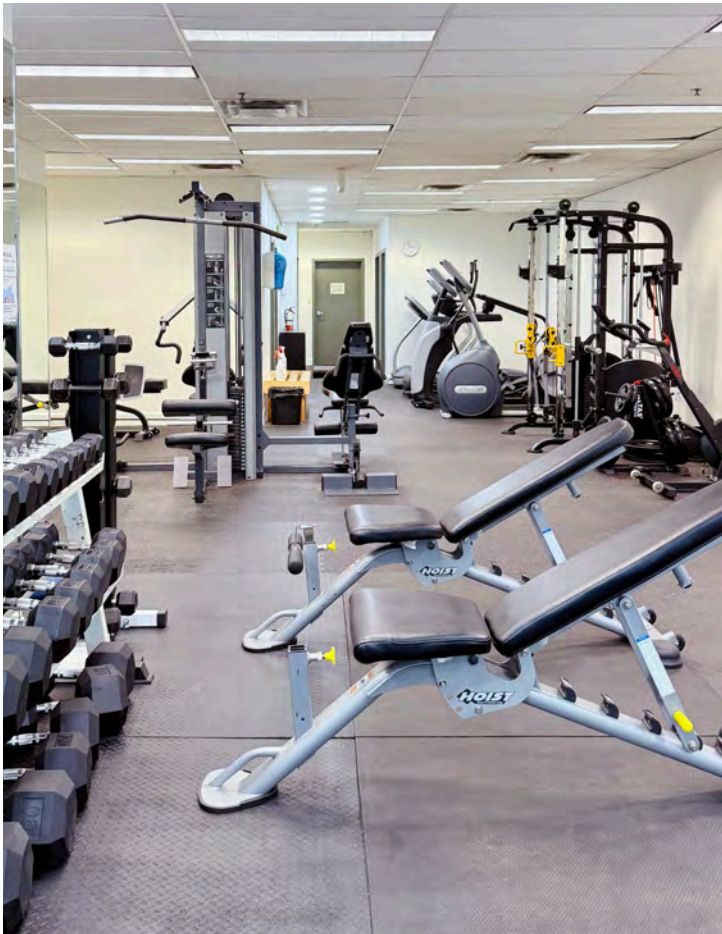
Bicycle Facility  
Secure area for bicycle storage

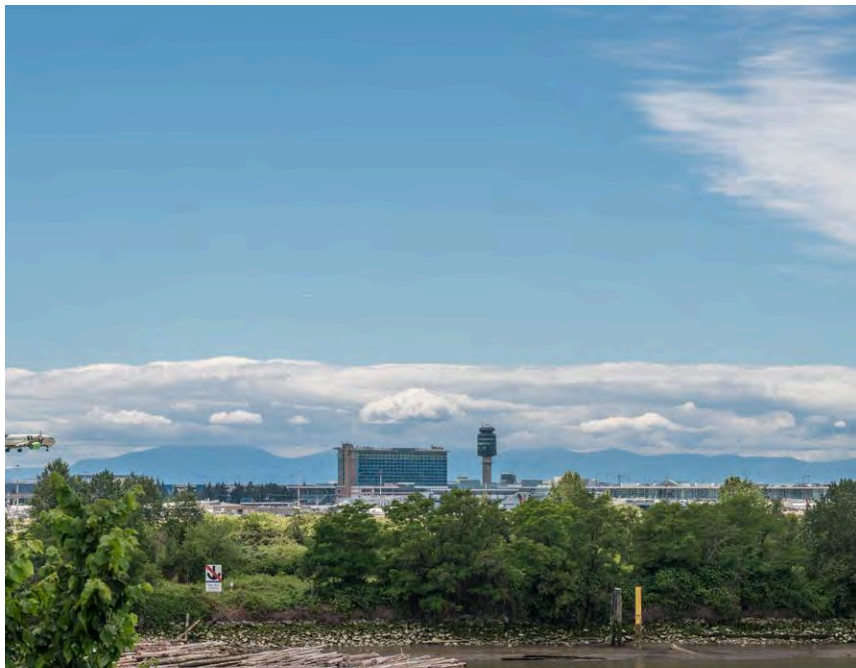


Cafe & Restaurant  
Convenient options for grab & go or sit-down meals



Pet-Friendly  
Off-leash dog park within steps

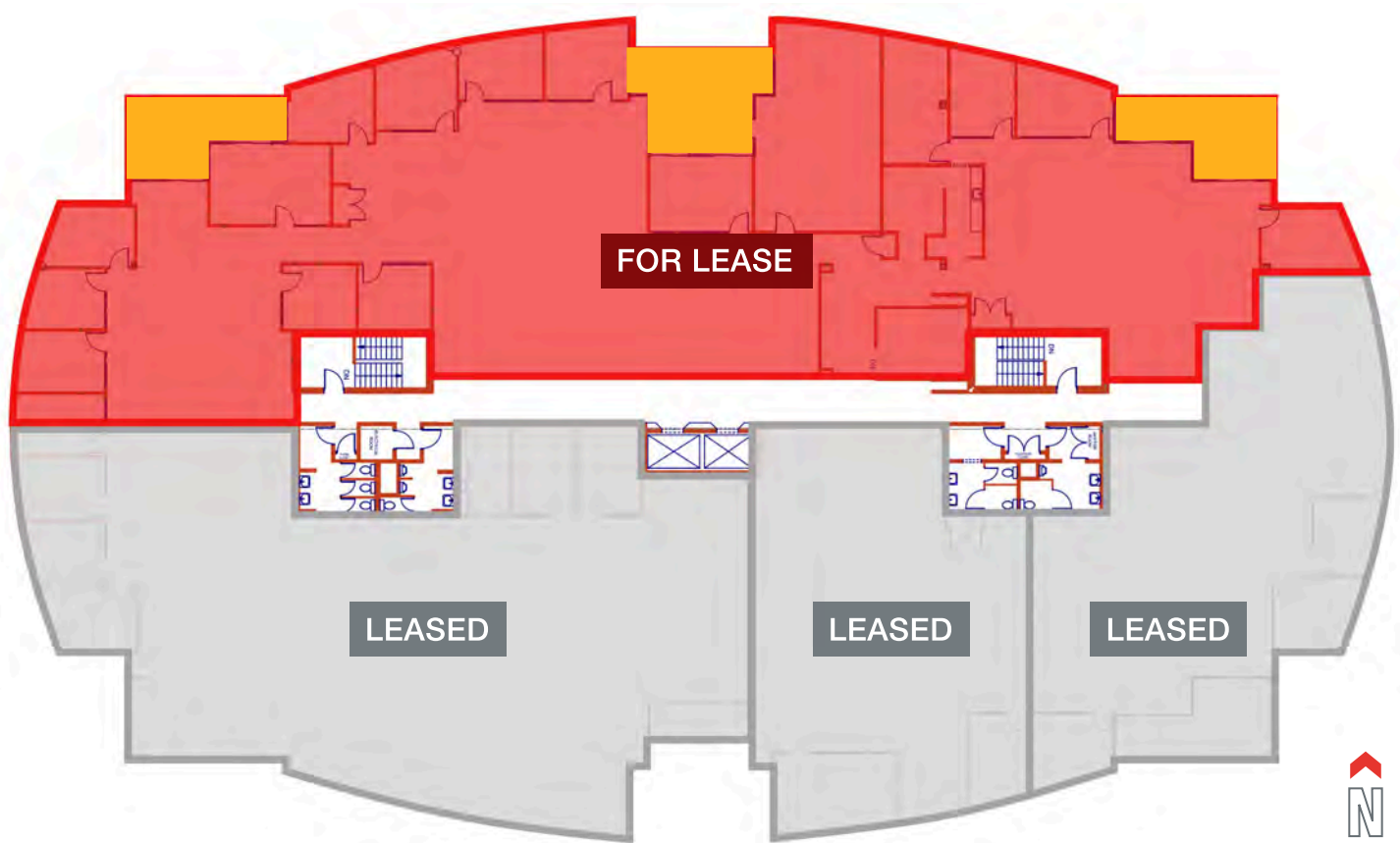




# FLOOR PLANS

■ Balconies

3<sup>rd</sup> Floor  
Up to approx. 10,888 SF Available



\*Floor plan may not be 100% accurate.

- Potential to turnkey to tenant's design specifications and requirements. Demising options include a combination of private offices, open workspace and meeting rooms plus in-suite kitchen.
- 9ft floor to ceiling windows for abundant natural light
- Private balconies for easy access to fresh air
- Secure after hours access with modern key fob system



# DEMISING OPTIONS

## Option A: approx. 2,106 SF

3 Offices | Open Workspace | Boardroom | Private Balcony



Sample Test Fit

## Option B: approx. 3,645 SF

8 Offices | Open Workspace | Boardroom | Private Balcony



Sample Test Fit

## Option C: approx. 3,136 SF

3 Offices | Open Workspace | Kitchen | Boardroom | Private Balcony



Sample Test Fit

## Option D: approx. 5,137 SF

4 Offices | Open Workspace | Kitchen | Boardroom | Private Balcony



Sample Test Fit

### Option E: approx. 5,645 SF

10 Offices | Open Workspace | Boardroom | Private Balcony



Sample Test Fit

### Option F: approx. 5,243 SF

8 Offices | 2 Open Workspaces | Kitchen | Boardroom | 2 Private Balconies



Sample Test Fit

### Option G: approx. 10,888 SF

12 Offices | 2 Open Workspace | Kitchen | Boardroom | 3 Private Balconies



Sample Test Fit



**DOWNTOWN VANCOUVER**  
15-MIN DRIVE

**OAKRIDGE CENTRE**  
5-MIN DRIVE

**UBC**  
15-MIN DRIVE

**UBER VOUCHER PROGRAM TO/FROM  
MARINE DR SKYTRAIN STATION**

**MARINE DRIVE**

**METROTOWN**  
20-MIN DRIVE

**1700  
W 75 AVE**

**VANCOUVER  
TRANSIT CENTRE**

**RICHMOND CENTRE**  
10-MIN DRIVE

**TEMPLETON**

**BRIDGEPORT**

**YVR AIRPORT**  
5-MIN DRIVE

**NEARBY RESTAURANTS, BANKS, CAFES & GROCERY STORE**

- |                             |                                       |
|-----------------------------|---------------------------------------|
| 1. Milltown Bar & Grill     | 9. Mirchi Indian                      |
| 2. TD Canada Trust          | 10. HSBC Bank                         |
| 3. Sushi Bar Shu            | 11. Red Star Seafood                  |
| 4. Rib & Chicken            | 12. BMO Bank of Montreal              |
| 5. Subway / Scotiabank      | 13. Wang's Taiwan Beef Noodle House   |
| 6. Safeway / RBC Royal Bank | 14. CIBC / The Yard Cafe / Bann Thai  |
| 7. BCLIQUOR                 | 15. Gigi Blin Market Cafe             |
| 8. Fighter Chicken          | 16. Cafe de l'Orangerie / Wick's Cafe |

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