

1750 West 75th Avenue | Vancouver, BC

OFFICE, LIGHT INDUSTRY/WAREHOUSE, HEALTHCARE, INSTITUTIONAL, FLEXIBLE USE SPACE FOR LEASE

Unique opportunity to lease flexible open concept space with perimeter offices, boardrooms, kitchens and views of Fraser River and the Park. One unit has access to 4,500 SF of warehouse space with a loading door.

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1750

West 75th Avenue
Vancouver, BC

Available Area

#101 - Up to 15,333 SF

#210 - Up to 11,131 SF

(Landlord will consider demising)

#218 - 3,686 SF

Lease Rate

\$20.00 – \$22.00/SF

Operating Costs & Taxes

\$16.50/SF (2024 est)

Parking

1 Stall per 250 SF Leased

(free of charge)

Zoning

CD-1 (198)

Year Built

1990

Availability

#101 - Immediate

#210 - August 1, 2025

#218 - May 1, 2025

LOCATION

1750 West 75th Avenue is in Vancouver's Marpole neighbourhood, 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, Metro-town and YVR Airport.

The Landlord has implemented an Uber Voucher Program for transportation to and from Marine Drive SkyTrain Station.

FEATURES

CORNER LOCATION

with building signage opportunities



AMPLE PARKING

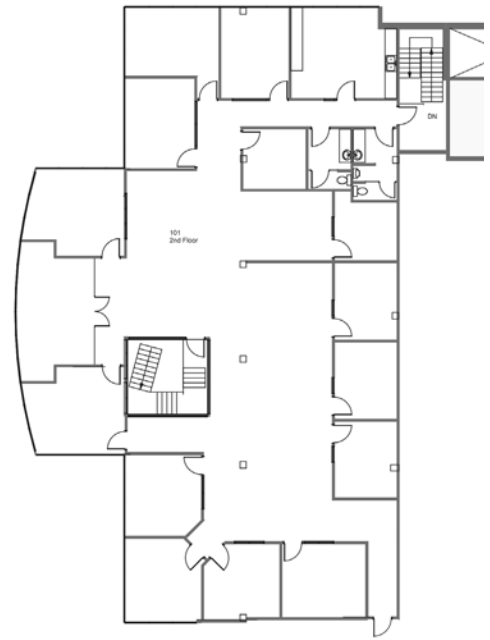
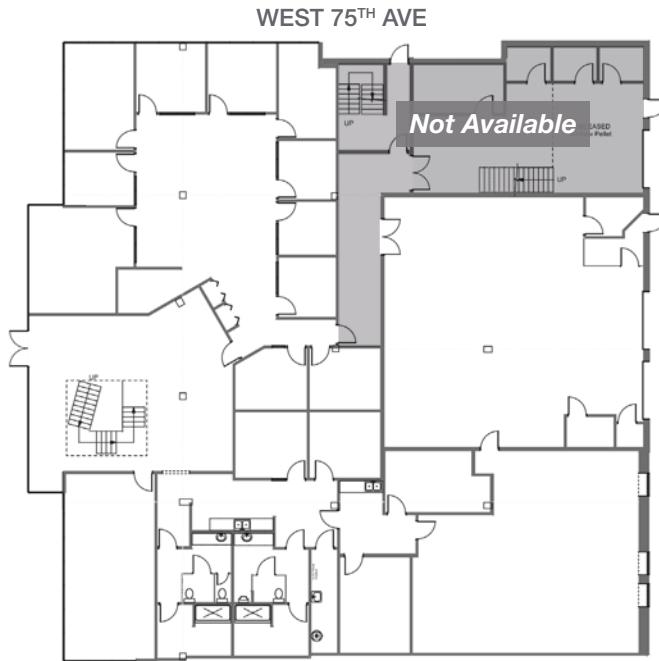


GREEN SPACE

SUITE 101

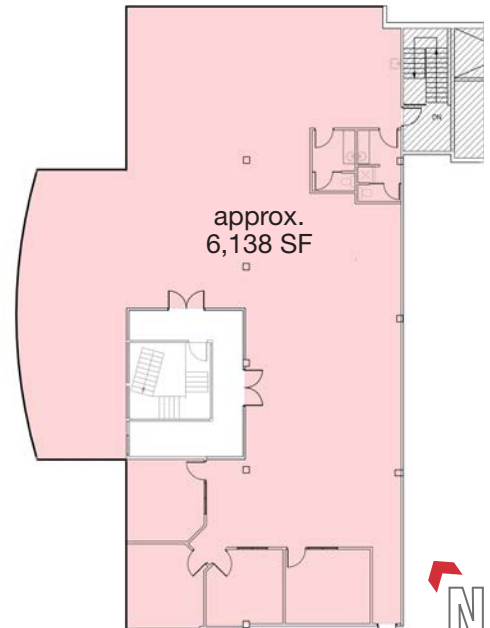
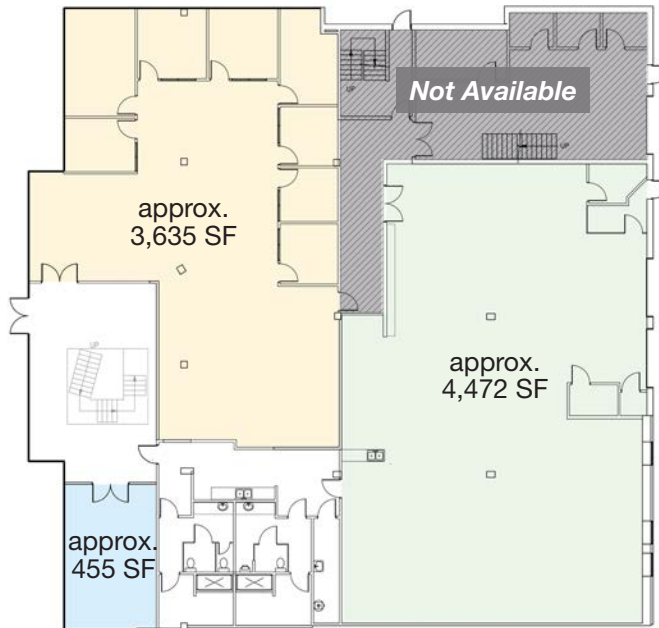
EXISTING FLOOR PLAN

Up to
15,333 SF
Available
Immediately



SAMPLE TEST FIT

Test fit provided by



BUILDING FEATURES



Free Visitor Parking
Ample surface spaces



Fitness Centre
With showers



Fraser River Park
Green space with walking path



On-Site
Cafe & restaurant



Transportation Service
Uber voucher program to/from
SkyTrain

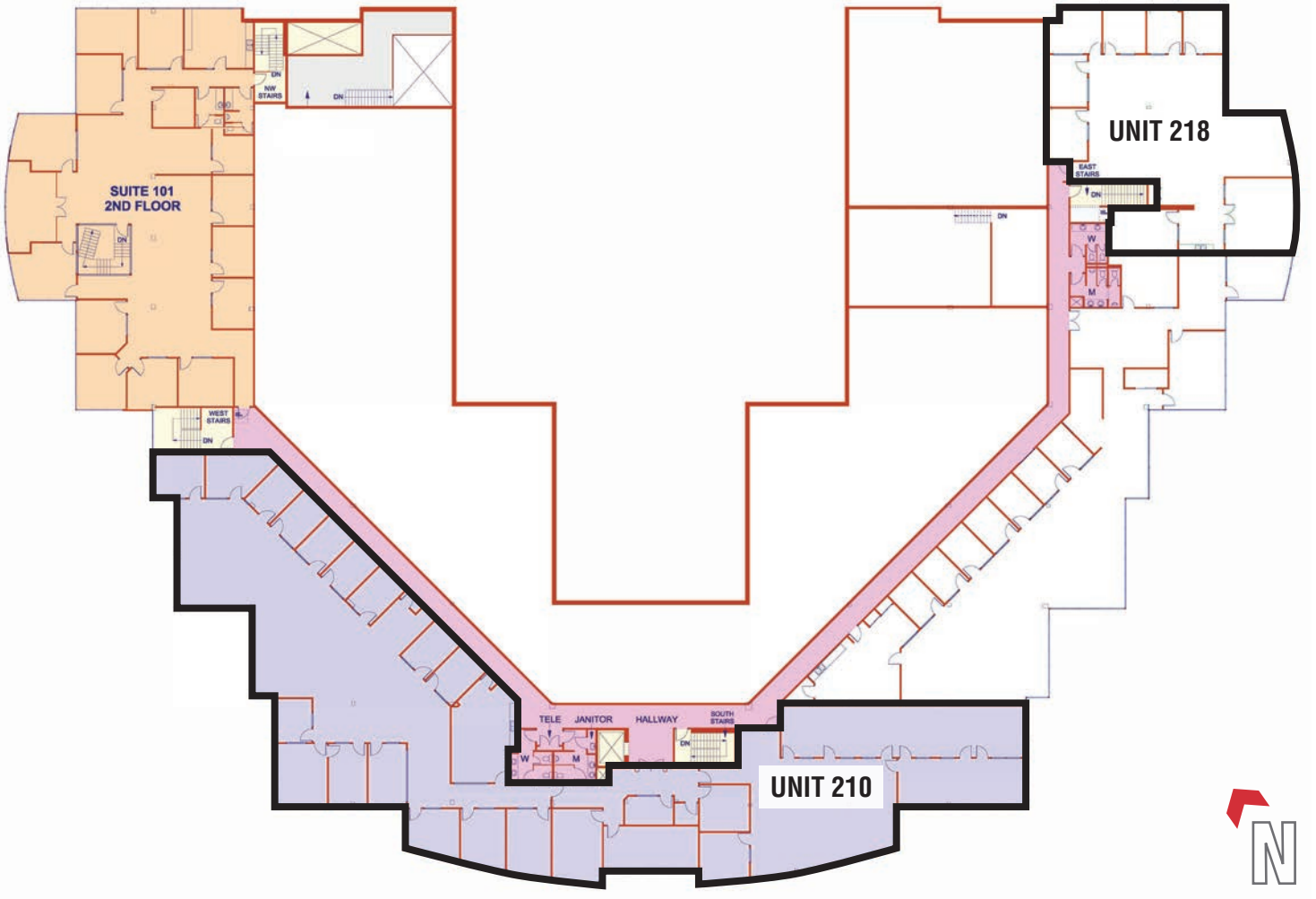


Bicycle Facility
Secure lockers

**SECOND
FLOOR
PLAN**

Unit 210: Up to 11,131 SF Available August 1, 2025
Demising options considered

Unit 218: 3,686 SF Available May 1, 2025





DOWNTOWN VANCOUVER
15-MIN DRIVE

OAKRIDGE CENTRE
5-MIN DRIVE

UBC
15-MIN DRIVE

PAID TRANSPORTATION SERVICE TO MARINE DR

1750
W 75 AVE

METROTOWN
20-MIN DRIVE

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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