

**AVISON  
YOUNG**

**For Lease**

**Suite 228 - 2211 West 4th Avenue  
Vancouver, BC**



Office space in prime  
Kitsilano location

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# Property summary

## SIZE

1,130.50 sf

## ASKING NET RATE

\$45.00 psf

## ADDITIONAL RENT

\$22.05 psf plus electricity

## VACANCY / AVAILABILITY

Immediately

**AVISON  
YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**  
Platinum member

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## Building

This landmark Kitsilano location and building has great amenities due to the shops on the main floor including: Whole Foods, VanCity, Kitsilano Wine Cellar, and Gravity Pope Shoes. Directly across the street are a variety of convenient restaurants including: Burgoo, Browns, Au Comptoir, Hi Nippon and Parallel 49 Coffee.

## Improvements

- 5 private rooms (one with a sink)
- Open area
- Private deck

## Floor plan

