

**2125 W 10TH AVENUE, VANCOUVER**  
STORAGE AND WAREHOUSING SPACE IN KITSILANO

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## PROPERTY HIGHLIGHTS



Located in the highly desirable Kitsilano neighborhood



13ft. ceiling height



12 surface parking stalls



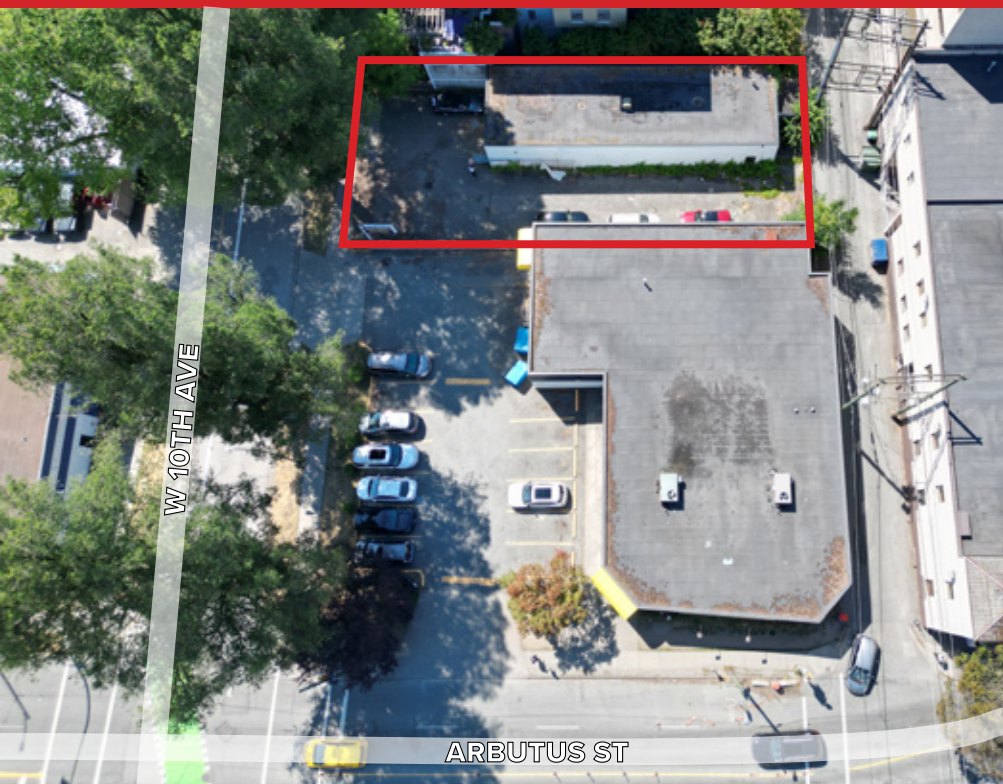
Immediate access to public transportation on West Broadway and Arbutus Street



Quick access to downtown Vancouver, UBC, Granville Island Market, South Granville, Kerrisdale, and YVR

## OVERVIEW

Opportunity to lease approximately 1,828 sq. ft. of storage and warehousing space, also suitable for auto repair, in Vancouver's westside, located in the highly desirable Kitsilano neighborhood. This rarely available space includes surface parking for 12 vehicles, totaling approximately 4,000 sq. ft. It is centrally located with easy access to the pristine beaches of Kitsilano, Jericho, and Spanish Banks. There is immediate public transportation on West Broadway and Arbutus Street, and quick access to downtown Vancouver, UBC, Granville Island Market, South Granville, Kerrisdale, and YVR.



## SALIENT FACTS

Lot Size	± 4,422 SF
Building Size	± 1,828 SF
Parking	12 Stalls
Zoning	C-7
Monthly Rent	\$10,542.46 + GST

## DRIVING TIMES

**BURRARD STREET BRIDGE** 6 MIN DRIVE

**BROADWAY CITY HALL STATION** 10 MIN DRIVE

**GRANVILLE BRIDGE** 10 MIN DRIVE

**YVR AIRPORT** 18 MIN DRIVE

**97**  
WALKER'S  
PARADISE

**77**  
EXCELLENT  
TRANSIT

**100**  
BIKER'S  
PARADISE

**DOWNTOWN VANCOUVER**

**SUNSET BEACH**

**GRANVILLE BRIDGE**

**BURRARD STREET BRIDGE**

**BROADWAY SUBWAY PROJECT**

**SUBJECT PROPERTY**

## LOCATION

Voted "Vancouver's Best Neighbourhood" for more than five consecutive years by the readers of the Georgia Straight, Kitsilano's West 4th Avenue is home to a fine collection of unique fashion stores and award-winning restaurants, the largest selection of outdoor and active lifestyle retailers in the city, and luxurious day spas and salons. Kitsilano is a vibrant community bordered by the waterfront to the north, West 16th Avenue to the south, Burrard Street to the east, and Alma Street to the west. This location is easily accessible by transit and is well connected for all modes of travel, making this neighborhood popular among young urban professionals.

## CONTACT LISTING AGENT

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