



 **JLL** SEE A BRIGHTER WAY

# For Lease

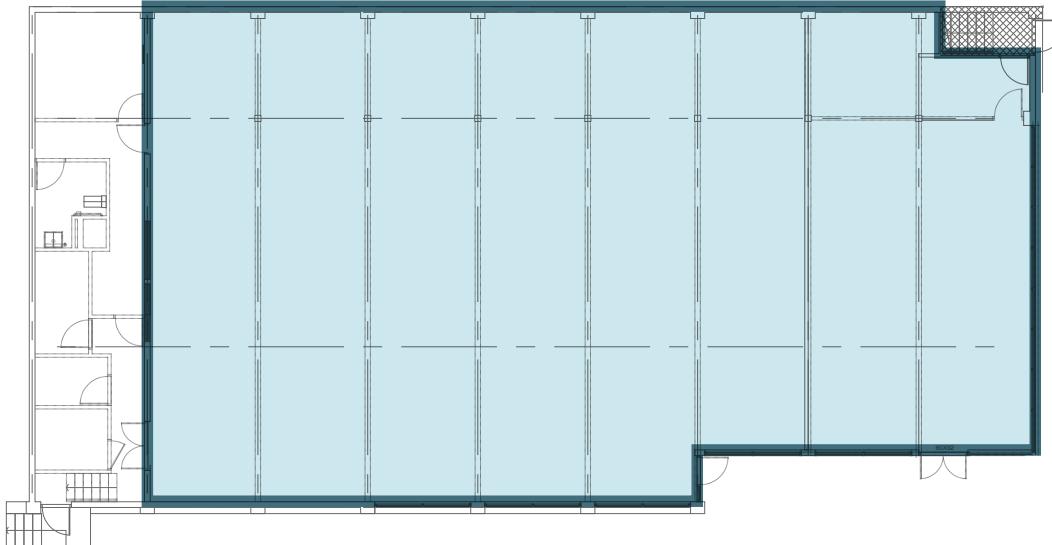
1508 West 2nd Avenue  
Turn-Key Premises at Competitive Rates

## THE LOCATION

1508 West 2nd Avenue is located at the entrance to Granville Island with access to an abundance of amenities and transit.

## SALIENT DETAILS

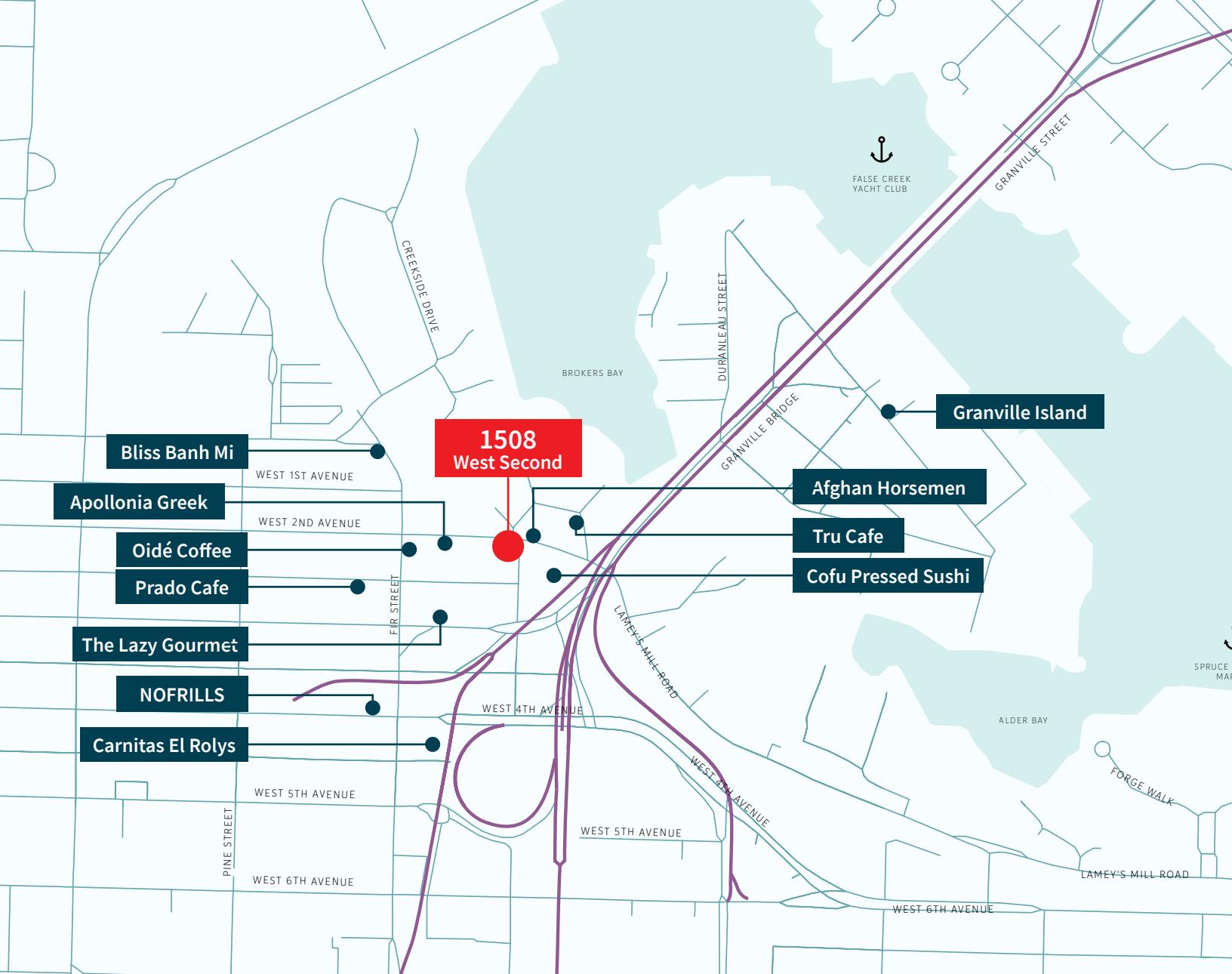
<b>1st Floor</b>	5,500 s.f.	<b>Basic Rent</b>	Contact listing brokers
<b>2nd Floor</b>	5,100 s.f.	<b>Additional Rent</b>	\$12.66 psf/pa (2024)
<b>Availability</b>	With notice	<b>Parking</b>	Ample parking via ImPark



**1st Floor**  
**5,500 s.f.**  
Retail or Office street front premises, convenient plumbing and connectivity, and ready for tenant improvements



**2nd Floor**  
**5,100 s.f.**  
Ready for tenant improvements, the premises also has access to grade level loading on the south portion of the floor



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**Andrew Astles**

Associate Vice President

andrew.astles@jll.com

+1 604 363 6673

**Chris J. Newton\***

Vice President

chris.newton@jll.com

+1 604 998 6003

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