

FOR LEASE | OFFICE
314 WEST CORDOVA STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Unit 207



Unit 309

- ▶ 700 to 1,000 SF Office Units in Prime Gastown Location
- ▶ Excellent Bus and SkyTrain Access

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Location

314 West Cordova is located at the intersection of West Cordova and Cambie Streets in the historic Gastown district of Vancouver. Gastown is located at the northern extremity of downtown Vancouver and houses a growing range of fashion and furniture retailers as well as a growing residential base in new multifamily developments. The building is located in close proximity to the SeaBus, SkyTrain, the Vancouver Trade and Convention Centre, Chinatown and the Woodward's development which houses Simon Fraser University, London Drugs and IGA.

Features

- ▶ Excellent public transit access (bus, SkyTrain, Seabus)
- ▶ Four parkades within two blocks
- ▶ Exposed brick walls
- ▶ High ceilings (unit 207)
- ▶ Air conditioning
- ▶ In-suite kitchenette (unit 207)
- ▶ Unit 309 has windows on three sides

Zoning

HA2 (Gastown Historic Area) – office use included as a permitted use.

Available Areas

Unit	Size	Gross Monthly Rent
207	1,000 SF	\$2,950 per month
309	700 SF	\$2,350 per month

Additional Rent

Rents are gross rents. Utilities are extra – hydro is \$175.00 plus GST per month for unit 207 and \$150.00 per month for unit 300. Unit 300 is separately metered. Tenant pays proportionate share of property tax and operating cost escalations over base year 2024. Applicable taxes extra.

Availability

Immediate

