



FOR LEASE

1755
WEST 4TH AVENUE

SECOND FLOOR RETAIL / OFFICE
FOR LEASE ON WEST 4TH AVENUE

LEASING INQUIRIES

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RELIANCE
PROPERTIES



1755 West 4th Avenue

Located on West 4th Avenue in vibrant Kitsilano, this commercial space offers excellent visibility and strong foot traffic along one of the neighbourhood's signature shopping and dining destinations.

Surrounded by a mix of independent boutiques, national retailers, cozy cafés, and award winning restaurants, the area's lively atmosphere and proximity to Kitsilano Beach attract locals and visitors alike.



Excellent Transit: Nearby bike paths, pedestrian routes, multiple bus routes, and the future Granville Skytrain Station



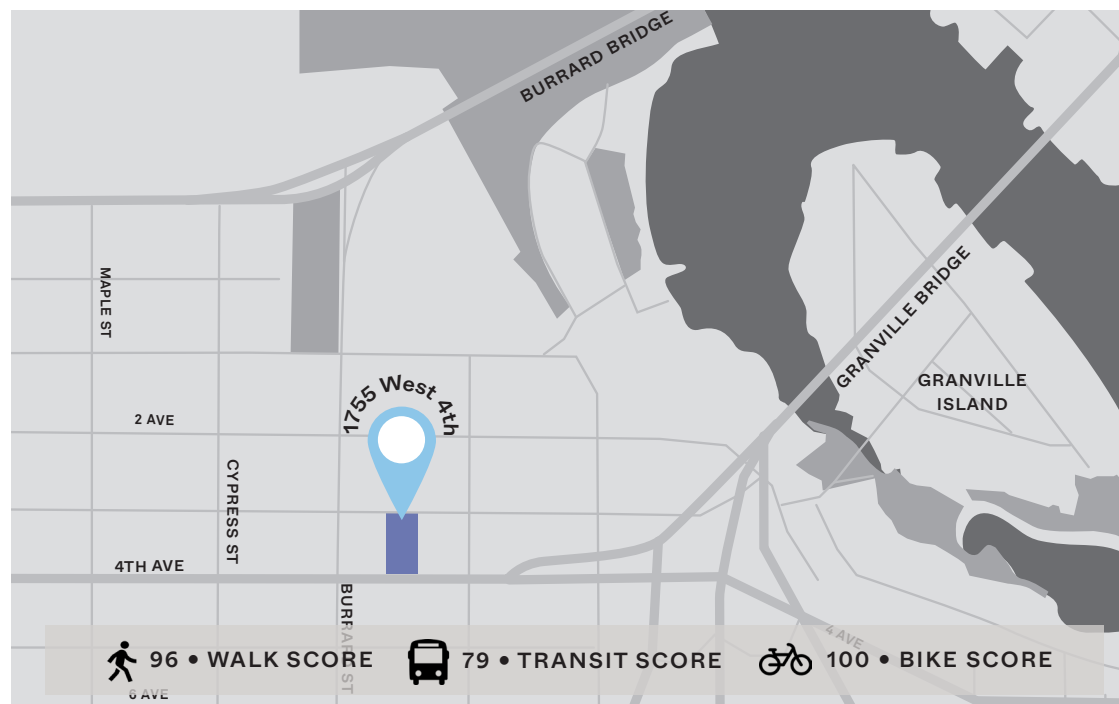
Recreational Spaces: Kitsilano Beach, Granville Island, Vanier Park, Charleston Park, Kitsilano Pool, Fifth Avenue Cinemas



Restaurants & Cafes: Cactus Club Cafe, Local Public Eatery, Nook, The Vancouver Fish Company, Granville Public Market



Neighboring Businesses: Boardroom, Duer, Tesla, Fifth & Fir Tile Shop, Land Rover, Comor, Mark's Work Warehouse, Westside Ski



Second Floor

RENTABLE AREA	5,576 sf
AVAILABLE	Immediately
BASIC RENT	\$20.00 PSF per annum
ADDITIONAL RENT	\$13.60 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$16,170 + GST

- » Two private washrooms with end-of-trip shower facilities
- » Staff kitchen & lunchroom
- » Two boardrooms / breakout areas
- » Two private offices
- » Mezzanine space for additional storage
- » **Zoning:** C-B2 Commercial District

