

1755 West 4th Ave,
Vancouver, BC



For Lease

5,576 SQ.FT. SECOND FLOOR OFFICE
OR RETAIL ON WEST 4TH AVENUE

LEASING INQUIRIES

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THE OFFERING

Nestled within Kitsilano, renowned for its eclectic blend of boutiques, cafes, and entertainment options, this commercial space benefits from high foot traffic and excellent visibility.

- **Second Floor Advantage:** Situated on the second floor, this space offers a tranquil and elevated setting, providing a sense of exclusivity while maintaining the benefits of a bustling retail area.
- Encompassing a sprawling 5,500 square feet, this property provides ample room for creative layout designs and versatile business models. Whether you envision a stylish boutique, a dynamic coworking space, a wellness center, or any other concept, this space can accommodate your vision.

AVAILABILITY: IMMEDIATELY

BASIC RENT: \$20.00 PSF

ADDITIONAL RENT: \$13.54 PSF
(2024 EST.)

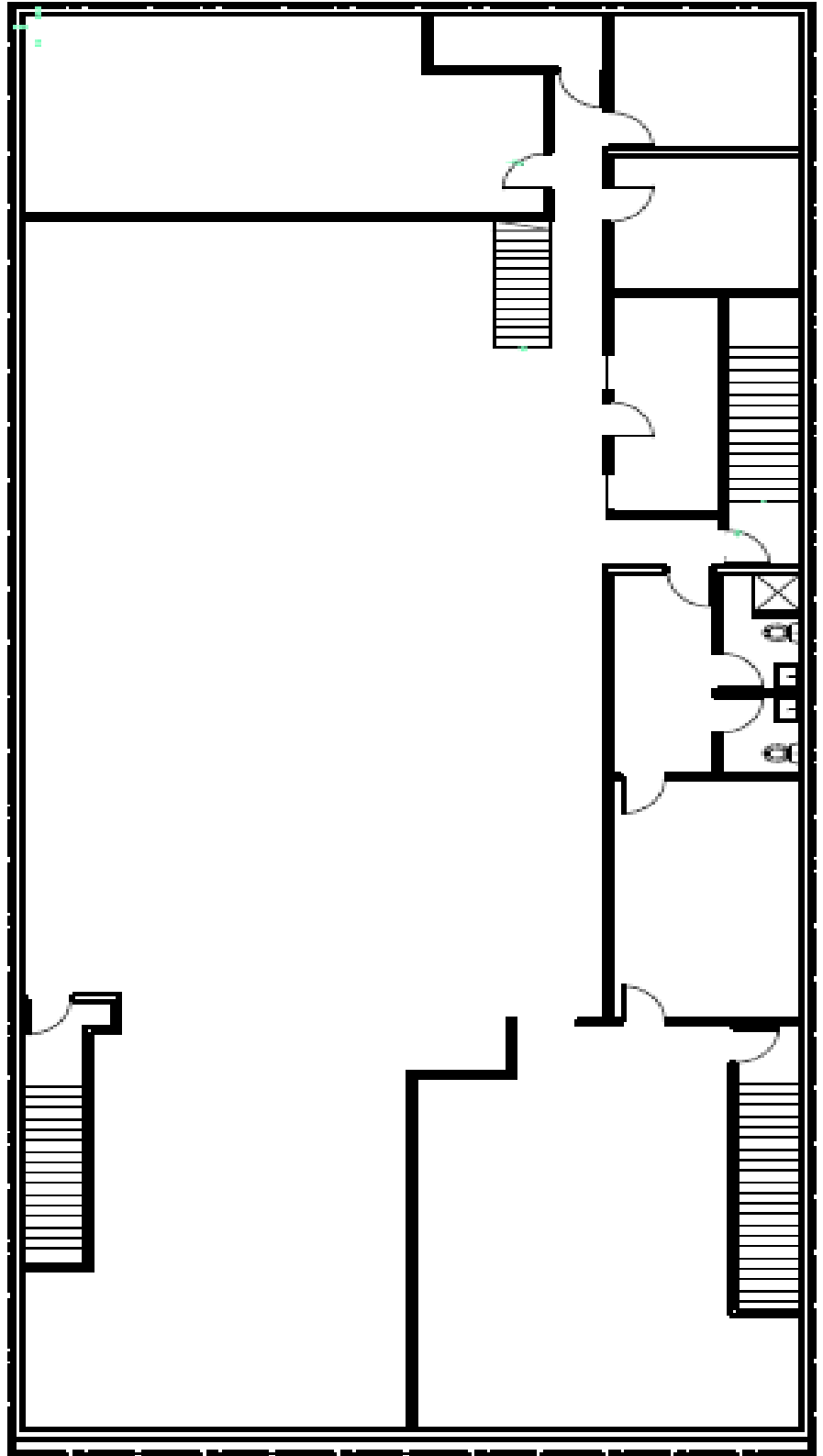
ZONING: C-B2 COMMERCIAL
DISTRICT

TYPE: OFFICE

LOCATION

- Benefit from strong foot traffic anchored by Boardroom and Duer
- Conveniently located along the transit line and with reliable street parking
- High visibility along one of Vancouver's main thoroughfares into Downtown

WEST 4TH AVE



5,576 ft²
RETAIL / OFFICE

\$20.00/sf/yr
LEASE

\$13.54/sf/yr
ADDITIONAL RENT
(2024 EST.)

\$16,150/mo
LEASE

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E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no gaurantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified



RELIANCE
PROPERTIES



AMPLE NATURAL LIGHT



5,500 SF OF SPACE



NEIGHBOURHOOD

BUSINESSES

- Mark's Work Wearhouse
- BMW/Audi/Ferrari/Lamborghini
- Molson Canada
- Boardroom
- Enterprise
- Rennie
- Cypress St. Animal Hospital
- Duer
- Pacific Boarder

RESTAURANTS

- Cactus Club Cafe
- Local Public Eatery
- Nook
- Afghan Horsemen
- Paul's Omelettery
- The Keg
- The Vancouver Fish Company
- The Sandbar

CAFES & OTHER EATS

- Elysian Coffee
- Rain or Shine Ice Cream
- Jam Cafe
- Beaucoup Bakery
- Lee's Donuts

ARTS & ENTERTAINMENT

- Granville Island Improv Centre
- Fifth Avenue Cinemas
- Island Studio
- Queen Elizabeth Park
- Studio 13 Fine Art
- Vancouver Public Library

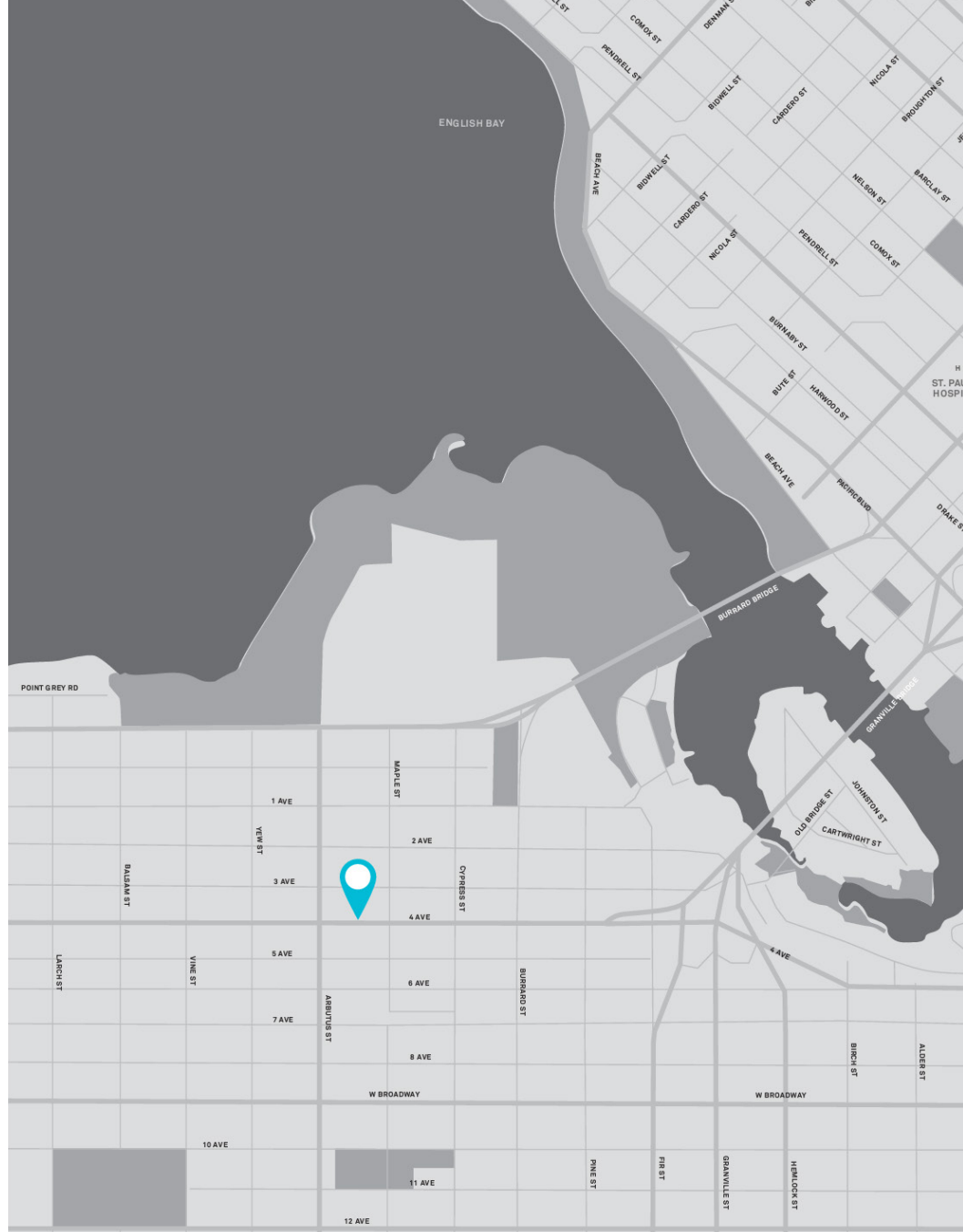
PARKS & LIFESTYLE

- Kitsilano Beach
- Boardroom
- West Coast Sports
- Island Park Walk
- Lagree West

--- EXPO LINE

--- CANADA LINE

--- WEST COAST EXPRESS



 96 • WALK SCORE

 79 • TRANSIT SCORE

 100 • BIKE SCORE

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