



RETAIL SPACE FOR LEASE

Second floor retail space conveniently located mid-block on the north side of West 4th Avenue between Burrard and Pine, in the heart of Vancouver's vibrant and trendy West 4th Avenue retail corridor.

1755 WEST 4TH AVENUE
VANCOUVER, BC

THE SPACE

Welcome to a unique opportunity to secure a prestigious commercial space located on the second floor of a vibrant retail corridor in the heart of Kitsilano, Vancouver. Boasting an impressive 5,500 square feet of versatile floor space, this property presents an ideal canvas for your business aspirations.

- 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.

THE BUILDING

Conveniently located near major transportation arteries and public transit options, your business will be easily accessible to both local customers and those from surrounding areas.

Benefit from the consistent foot traffic generated by neighboring retail establishments such as Boardroom and Duer,, which draws a diverse and engaged customer base to the area.

Don't miss out on the chance to secure this exceptional commercial space in one of Vancouver's most sought-after neighborhoods. Whether you're an established business looking to expand or a visionary entrepreneur ready to make your mark, this property provides the platform for success.

SIZE	5,576 sq. ft.
TYPE	Retail / Office
ZONING	C-2B Commercial district
BASIC RENT	\$20.00 PSF
ADDITIONAL RENT	\$23.86 PSF (2023 est.) + 6% of Base Rent as management fee
OCCUPANCY	Immediately



5,576 ft²
AREA (APPROX)

\$20.00 | MO
NET RENT (EXC. GST)

\$20,938/MO
GROSS RENT (EXC. GST)