

FOR LEASE

OFFICE & WAREHOUSE BUILDING IN KITSILANO

1695 W 5TH AVENUE, VANCOUVER BC



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CBRE



THE HIGH
TECHNOLOGY
FACILITIES GROUP

1695 W 5TH AVENUE, VANCOUVER BC

THE OPPORTUNITY

Located on the corner of W 5th Ave and Pine St, this building offers a rare opportunity to locate your business in a highly sought after area of Kitsilano/Fairview, with quick access to all parts of Vancouver including Downtown, and the major transit lines (Expo Line and Canada Line SkyTrain).

PROPERTY DETAILS

SIZE	4,038 SF
AVAILABLE	May 1, 2020
TERM	Flexible
RENTS	BELOW MARKET (contact listing agent)
OP COSTS	\$6.98 PSF (2020 Est.)

HIGHLIGHTS

- Corner lot with great exposure
- Signage available
- Multiple entrances

WAREHOUSE

- High ceilings, grade loading door

OFFICE

- Ground and mezzanine office space
- Multiple offices, large boardroom, kitchen and large open area.



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THE LOCATION

Situated in the picturesque Kitsilano/ Fairview oceanside neighbourhood, 1695 W5th Ave offers the true west coast lifestyle. It is easily accessible by foot, bike, and transit with multiple bike paths and bus routes connect the location to the Expo Line, Canada Line and the highly anticipated Broadway SkyTrain extension. Countless boutique restaurants, shops, and amenities including the Arbutus Greenway and Seawall surround the area.

WALK SCORE



97

WALKER'S PARADISE



80

EXCELLENT TRANSIT



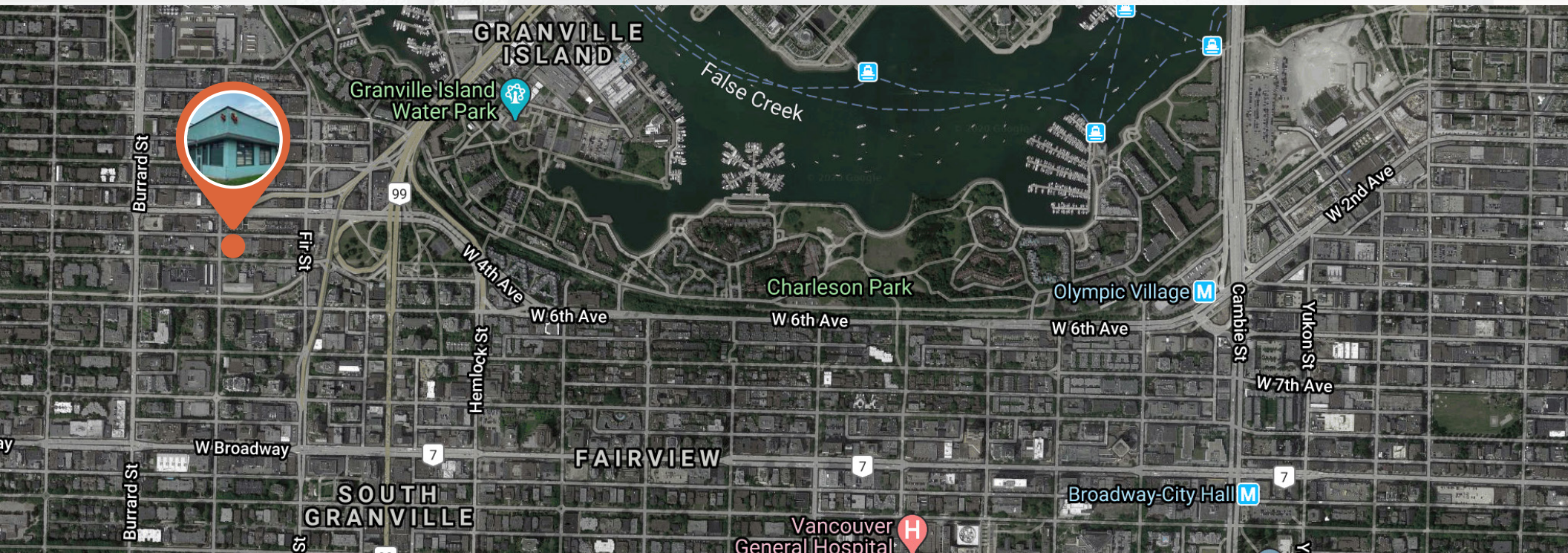
96

BIKER'S PARADISE

NEARBY FOOD & CAFÉS

Afghan Horseman
Appollonia Greek
Beaucoup Bakery
BiBo Pizzeria
Café Salade de Fruits
Elysian Coffee
Farmer's Apprentice
Mi Casa Mexicana

Novo Pizzeria
Pacific Institute of Culinary Arts
Paul's Omelettery
Prado Café
Ramen Danbo
Romer's Burger Bar
Starbucks
Trattoria



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