

# FOR LEASE

## OFFICE & WAREHOUSE BUILDING IN KITSILANO

1695 W 5TH AVENUE, VANCOUVER BC



**ALAIN RIVÈRE**

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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

<b>SIZE</b>	3,800 SF
<b>AVAILABLE</b>	May 1, 2020
<b>TERM</b>	Flexible
<b>RENTS</b>	BELOW MARKET (contact listing agent)
<b>OP COSTS</b>	\$6.98 PSF

## 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.



# 1695 W 5TH AVENUE, VANCOUVER BC

## 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

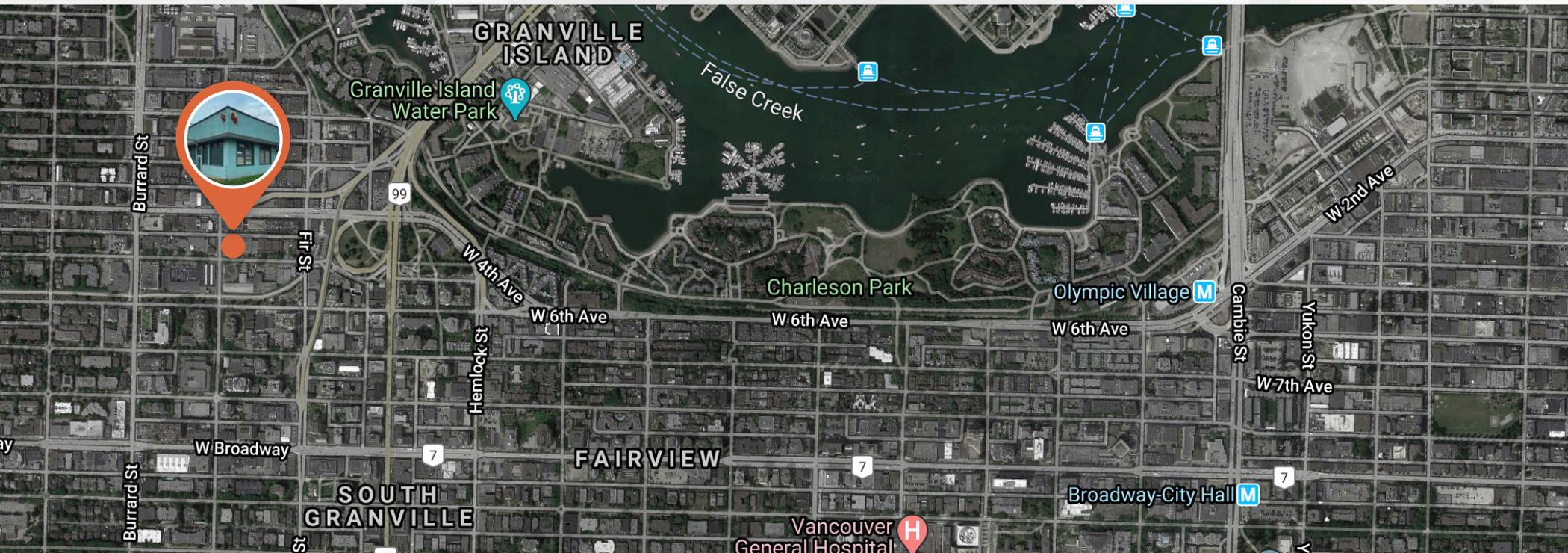
 **97**  
WALKER'S PARADISE

 **80**  
EXCELLENT TRANSIT

 **96**  
BIKER'S PARADISE

### NEARBY FOOD & CAFÉS

Afghan Horseman	Novo Pizzeria
Appollonia Greek	Pacific Institute of Culinary Arts
Beaucoup Bakery	Paul's Omelettery
BiBo Pizzeria	Prado Café
Café Salade de Fruits	Ramen Danbo
Elysian Coffee	Romer's Burger Bar
Farmer's Apprentice	Starbucks
Mi Casa Mexicana	Trattoria



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