

# OFFICE FOR LEASE

761 CARDERO STREET, VANCOUVER, B.C.

2,925 SF - 6,379 SF AVAILABLE

SHORT-TERM LEASES AVAILABLE

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IDEALLY SITUATED IN VANCOUVER'S WEST END

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WALKING DISTANCE TO MANY NEIGHBOURHOOD AMENITIES

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EASILY ACCESSIBLE VIA CAR OR PUBLIC TRANSIT

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Marcus & Millichap



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## PROPERTY OVERVIEW

The subject property, owned and managed by Bosa Properties, is ideally situated in the West End, on the cusp of the Coal Harbour neighbourhood in Vancouver. Located on Cardero Street, between Alberni and Robson Street, this property is within walking distance of a variety of restaurants, retail shops, cafes, and bars. The standalone building offers two floors of office space with secured and gated parking on the main level. The two floors, comprised of approximately 6,379 SF, can be leased together or separately. Both office floors have private washrooms, a kitchenette with plumbing, and has recently been renovated.

## SALIENT DETAILS

**Municipal Address:** 761 Cardero Street, Vancouver B.C.

**Available Area:** 2nd Floor: 3,454 SF  
3rd Floor: 2,925 SF  
Total: 6,379 SF

**Available:** Immediately

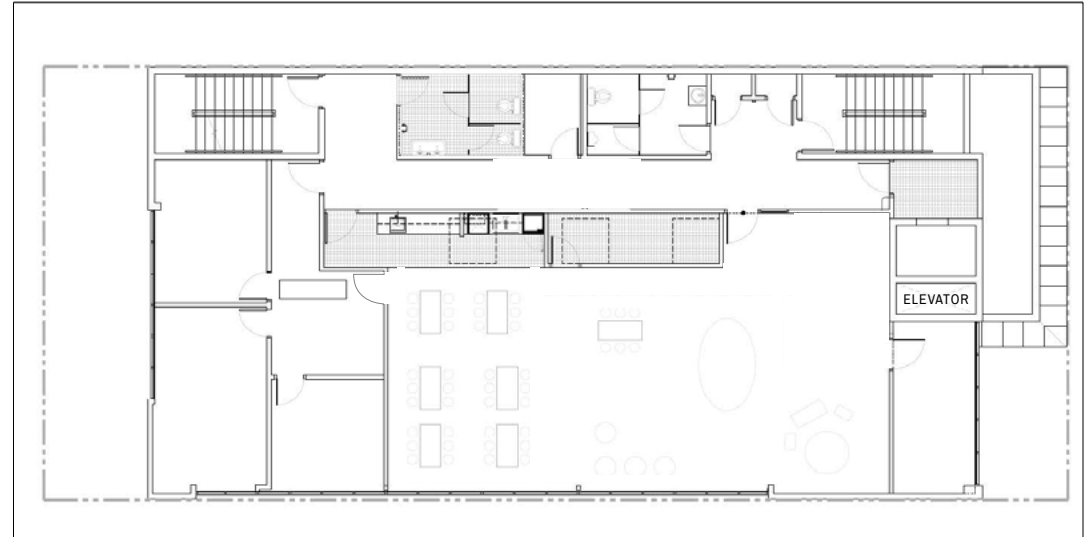
**Base Rent:** Contact Listing Agent  
*\*below market rates*

**Additional Rent:** \$30.02 PSF (est. 2022)

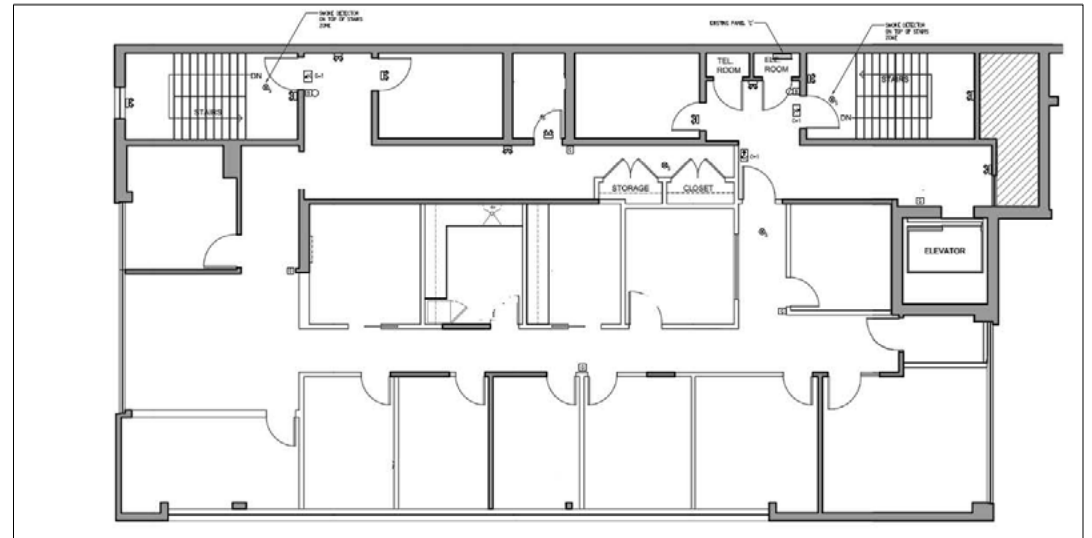
**Parking:** 9 secured stalls available at below market rates

## FLOOR PLANS

**2nd Floor:** Comprised of 3 large offices, open area, storage room, 2 private washrooms, and a recently renovated and fully equipped kitchen.



**3rd Floor:** Comprised of 8 exterior offices, 3 interior offices, storage/printing room, kitchenette along with 2 private washrooms and a shower.



# FOR LEASE

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1. Subject Property
2. The Red Accordion
3. Whole Foods Market
4. Indigo Parking Lot
5. Saku
6. PappaRoti
7. Safeway Robson
8. Cardero's Restaurant
9. H Tasting Lounge
10. Menya ITTO Ramen
11. KNOX Restaurant



BIKE SCORE  
93



WALK SCORE  
97



TRANSIT SCORE  
94

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