

**AVISON  
YOUNG**

**For Lease**

**Suite 310 & 305 - 1770 Burrard Street  
Vancouver, BC**



Well-improved, move-in ready suites available in the Armoury District, ranging from 1,848 sf to 2,596 sf.

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## Salient details

### ADDRESS

1770 Burrard Street  
Vancouver, BC

### ADDITIONAL RENT

\$17.60 psf per annum

### ZONING

IC-1 / IC-2


### PARKING

1 stall per 500 sf / \$200 per stall  
plus taxes

### BASE RENT


Contact listing agents


## Building features

 Secure underground parking

 Bike storage

 Professionally managed

 Boutique building with smaller floor plates

 Recently renovated common areas

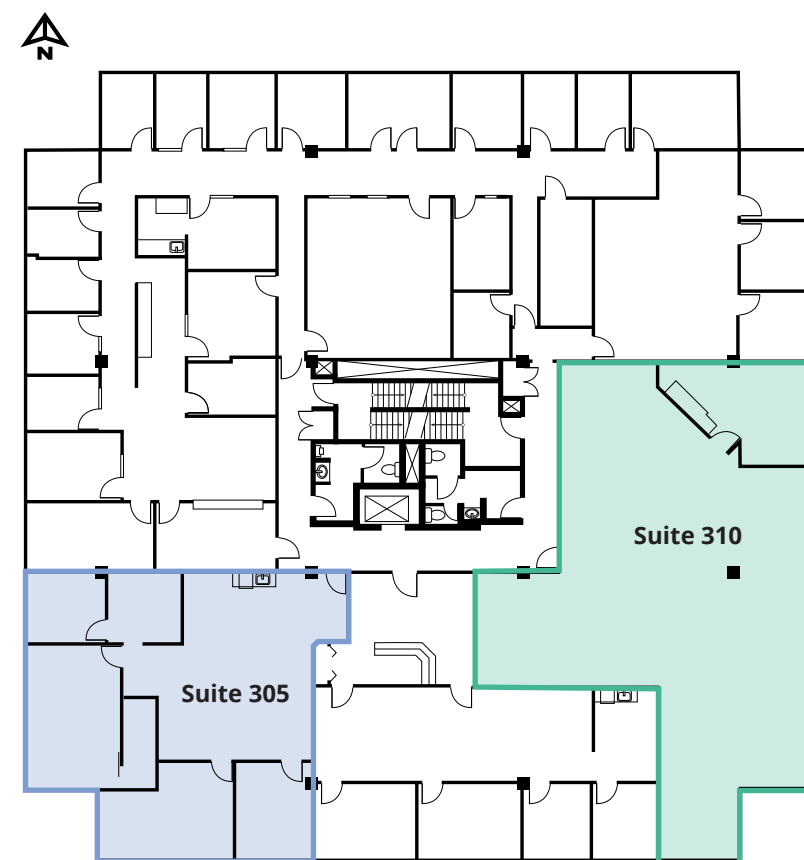
## Location & building

Located at the northeast corner of West 2<sup>nd</sup> Avenue and Burrard Street, this property is ideally situated in Vancouver's highly sought-after Armoury District. The area offers excellent connectivity to Downtown Vancouver, Mount Pleasant, and the West Side.

Surrounded by a vibrant mix of amenities, the building is just steps from Kits Beach, the shops and restaurants along West 4<sup>th</sup> Avenue, and Granville Island. The neighbourhood also benefits from excellent transit service and bike connectivity, making it easily accessible for employees.


This dynamic location blends urban convenience with a strong lifestyle component, offering immediate access to waterfront pathways, parks, and a diverse mix of retail, dining, and everyday amenities.

## Floor plan




## Suite 310 features

 Size: 2,596 sf


 Available: Immediately

 Improved space


 1 meeting room or office


 Large open plan area

 Elevator exposure


 Bright and efficient space

## Suite 305 features

 Size: 1,848 sf

 Available: Immediately


 Improved space

 4 offices or meeting rooms

 Kitchenette


 Exposed ceilings

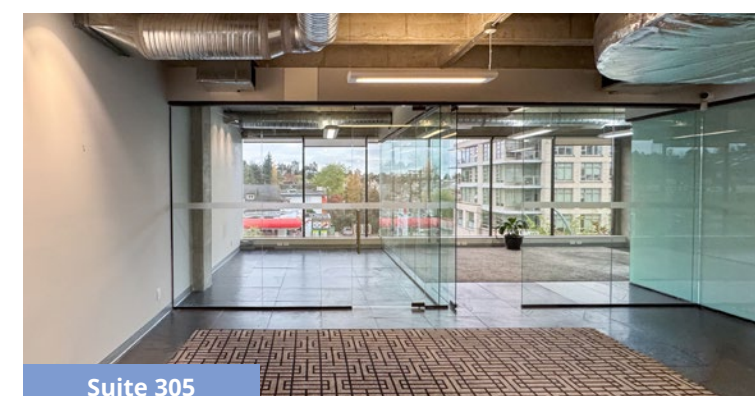
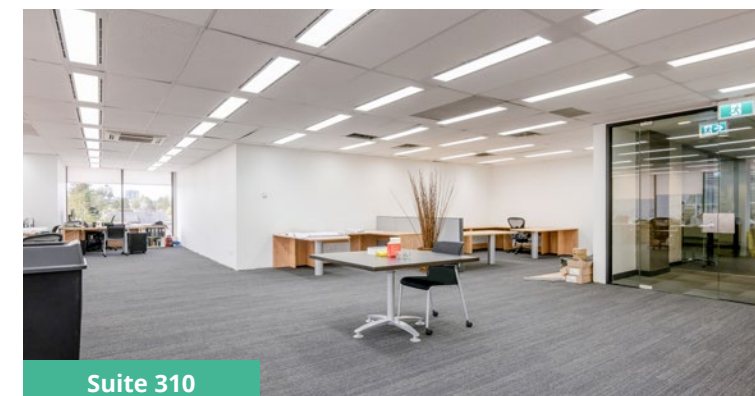
 New lighting

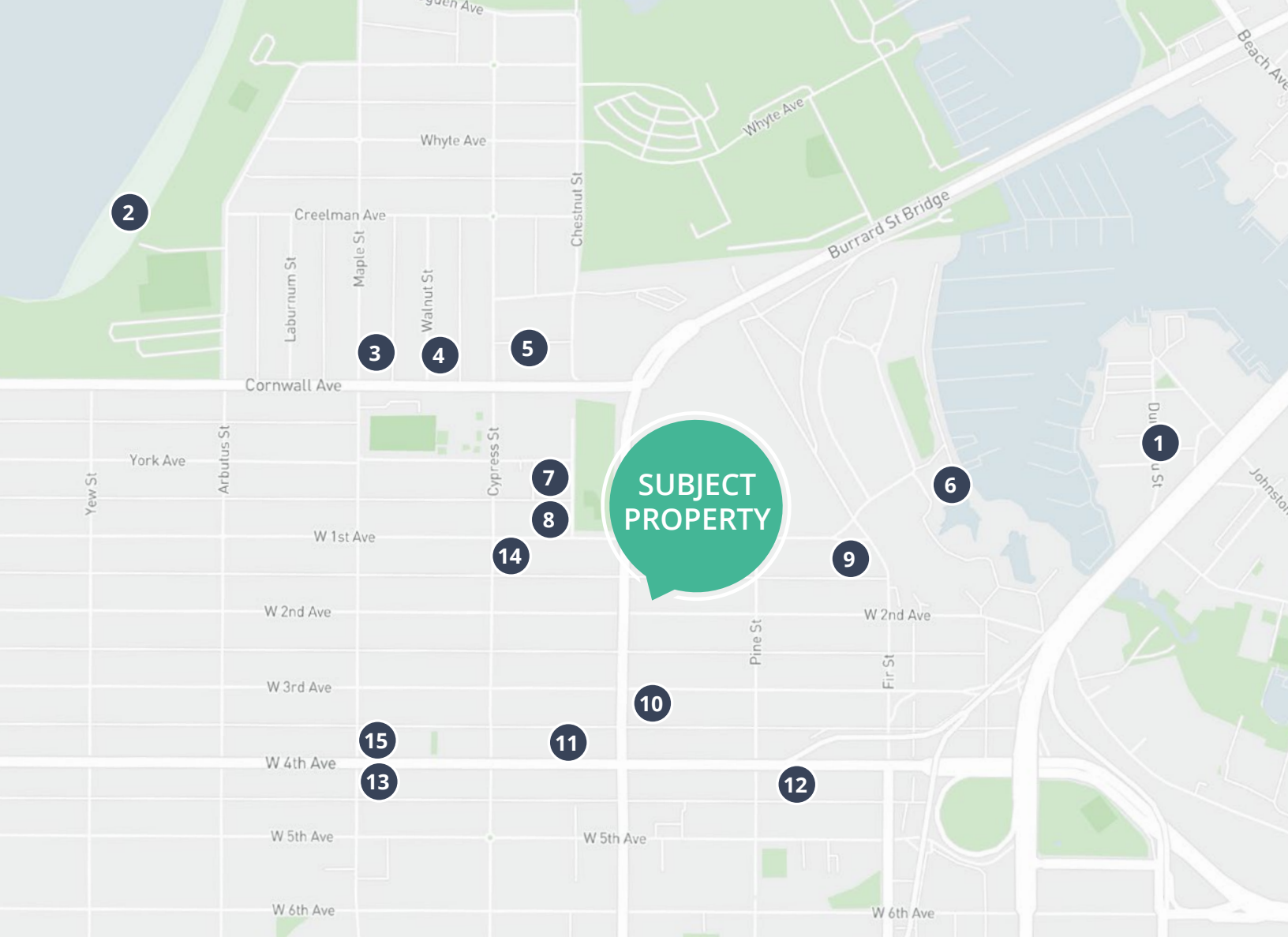
 New roller shades

 Bright corner unit

 Elevator exposure

 Demountable wall system allowing for easy reconfiguration





## Amenities

- |                     |               |                              |
|---------------------|---------------|------------------------------|
| 1. Granville Island | 6. Go Fish    | 11. Ramen Danbo              |
| 2. Kitsilano Beach  | 7. Dollarama  | 12. No Frills                |
| 3. Octopus Garden   | 8. AnnaLena   | 13. Patagonia                |
| 4. Molten           | 9. Prado Cafe | 14. Rocky Mountain Flatbread |
| 5. Seigel's Bagel   | 10. Bel Café  | 15. Las Margaritas           |

## Contact for more information

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**CANADA  
BEST  
MANAGED  
COMPANIES**  
Platinum member

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