

**200 - 6325 FRASER STREET, VANCOUVER**  
2,000 SQFT OFFICE SPACE IN SOUTH VANCOUVER

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
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## HIGHLIGHTS

### LOCATION

Prime location on Fraser Street in vibrant Sunset South Vancouver

### SPACIOUS OFFICE

2,000 square feet of spacious office area

### MULTIPLE WINDOWS

Plenty of natural light

### AMPLE PARKING

Ample parking with 20 stalls available at the rear of the building

### ACCESSIBILITY

Building equipped with an elevator

### PRIVATE PATIO

Exclusive outdoor courtyard

### LUNCHROOM

Dedicated staff lunchroom featuring a kitchenette

### WAITING AREA

Professionally designed reception area

### PRIVACY

Six private offices providing quiet, individual workspaces



## THE OPPORTUNITY

Discover an exceptional 2,000 square foot office space available for lease on Fraser Street, in the vibrant heart of South Vancouver. This prime location offers convenient access to all major banks, enhancing workplace productivity and comfort. The office boasts an elevator at the front entrance, a 20-stall parking lot at the rear, an exclusive outdoor courtyard accessible from the office, and a dedicated staff lunch area with a kitchenette. The layout features a professionally designed reception area, a spacious boardroom ideal for meetings and conferences, and six private offices for quiet, individual workspaces. With its excellent visibility and accessibility, this space is perfect for businesses looking to establish or expand their presence in a thriving community.

## SALIENT FACTS

### SIZE

+/- 2,000 SQFT

### PARKING

2 Dedicated Stalls

### ZONING

C-2

### ZONING USAGES

- + Financial Institution
- + Health Care Office
- + Health Enhancement Centre
- + General Office
- + Accounting Practice
- + Law Firm
- + Immigration Consultant

### BASIC RENT

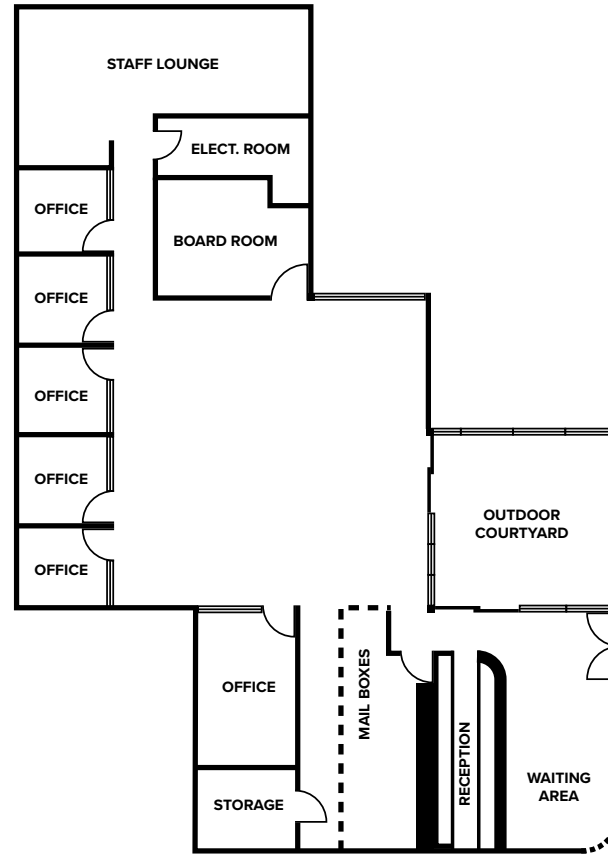
\$25.00/FT

### ADDITIONAL RENT

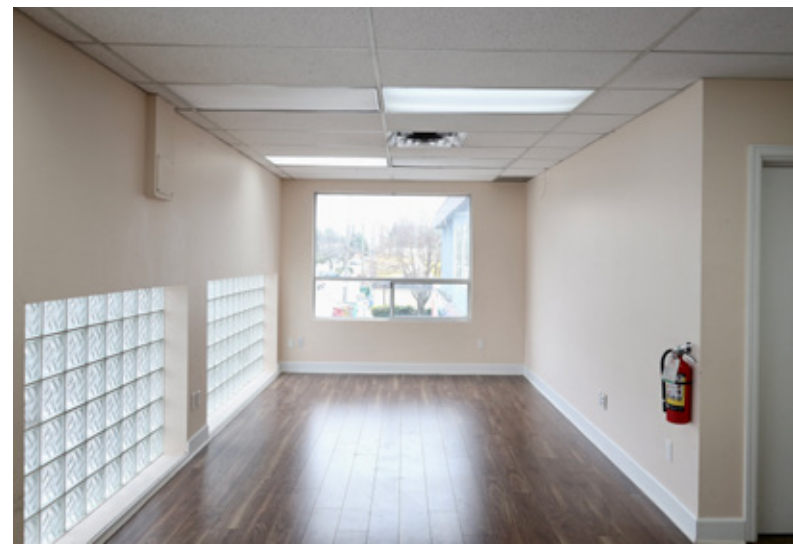
\$10.00/FT

### MONTHLY RENT

\$5,833.33 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



94  
WALKER'S  
PARADISE

79  
VERY  
BIKEABLE



## LOCATION

Fraser Street features a bustling commercial district stretching from 41st to 51st Avenue, where a diverse array of businesses—including banks, barbershops, and butchers—line the corridor. This vibrant area is just five minutes from Marine Drive, South Vancouver's primary thoroughfare. Starting at the edge of the University of British Columbia and extending eastward, Marine Drive provides excellent connectivity, making the subject property easily accessible from all parts of Metro Vancouver.

## DRIVING DISTANCES

**Marine Drive**  
5 Min Drive

**University of British Columbia**  
20 Min Drive

**Downtown Vancouver**  
20 Min Drive

## CONTACT LISTING AGENT

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