

OFFICE FOR LEASE

761 CARDERO STREET, VANCOUVER, B.C.

3,454 SF AVAILABLE

IDEALLY SITUATED IN VANCOUVER'S WEST END

WALKING DISTANCE TO MANY NEIGHBOURHOOD
AMENITIES

POTENTIAL FOR BUILDING SIGNAGE

AMPLE SECURED PARKING

**bosa
properties**

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.

SALIENT DETAILS

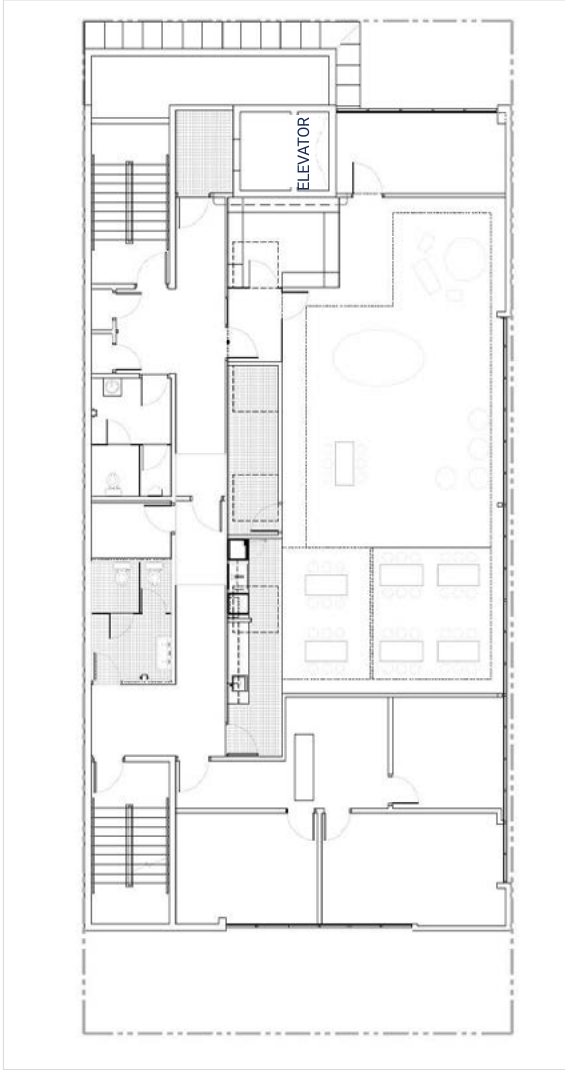
Municipal Address: 761 Cardero Street, Vancouver B.C.

Available Area:	2nd Floor:	3,455 SF
	3rd Floor:	LEASED
	Total:	3,454 SF
Available:	Immediately	
Gross Rent:	Contact Listing Agent	
Parking:	6 secured stalls available at below market rates	
Zoning:	RM-5C	

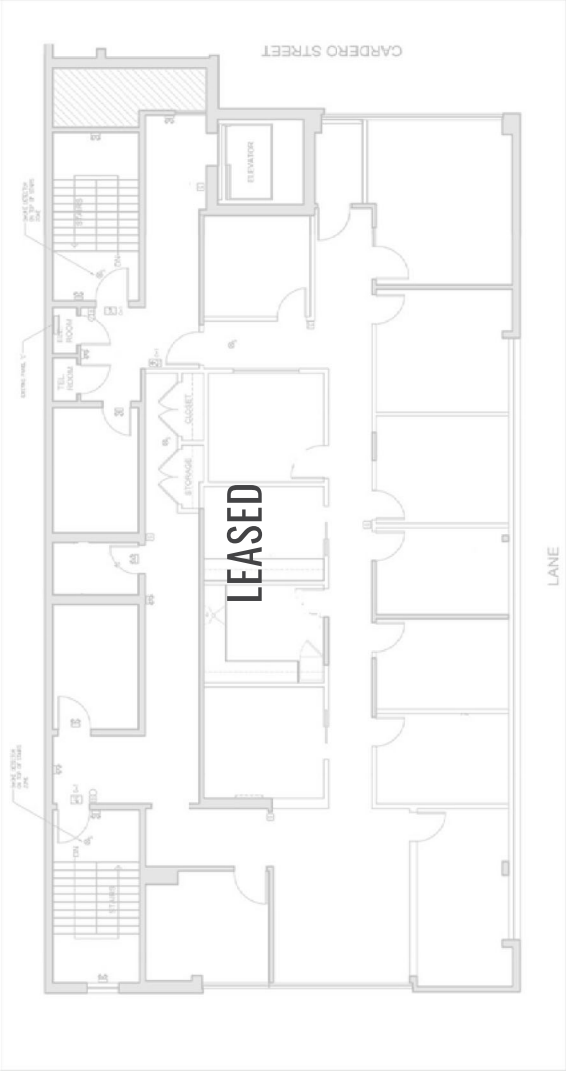
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FLOOR PLANS

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



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



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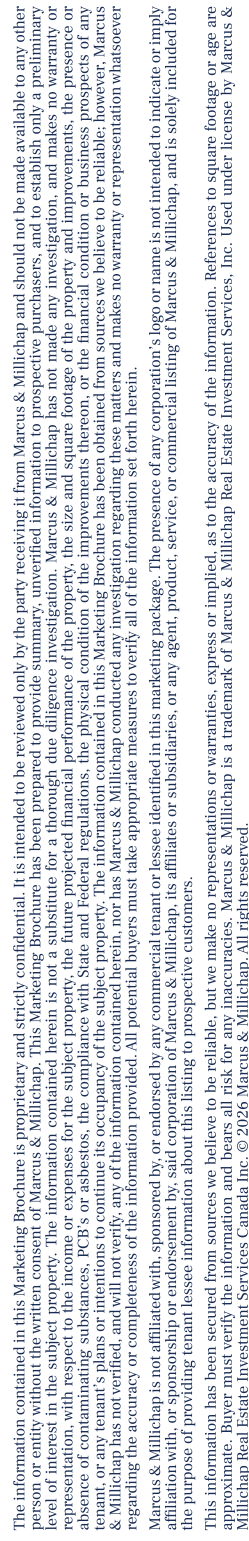
PROPERTY PHOTOS



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761 CARDERO STREET, VANCOUVER, B.C.

- 
- TRANSIT SCORE
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