

# FOR LEASE

## Highly Visible Retail Space in the Armoury District



1780 WEST 3RD AVE.  
VANCOUVER, BC

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## LOCATION

1780 West 3rd Ave is one of the most desirable locations in Vancouver's Armoury District. Easily visible from Burrard St., the building is surrounded by galleries, restaurants, boutique design shops, home furnishing retailers, and luxury car dealerships. The Armoury District is internationally recognized as Vancouver's design destination.

## PREMISES

The space, currently used as a light dining restaurant and commissary kitchen, could be adapted to a wide range of retail uses. The 3,224 square foot single-level space is bright and open, with easy lane access. It also features grade-level loading and 5 parking spaces.

**MUNICIPAL ADDRESS** 1780 West 3rd Avenue

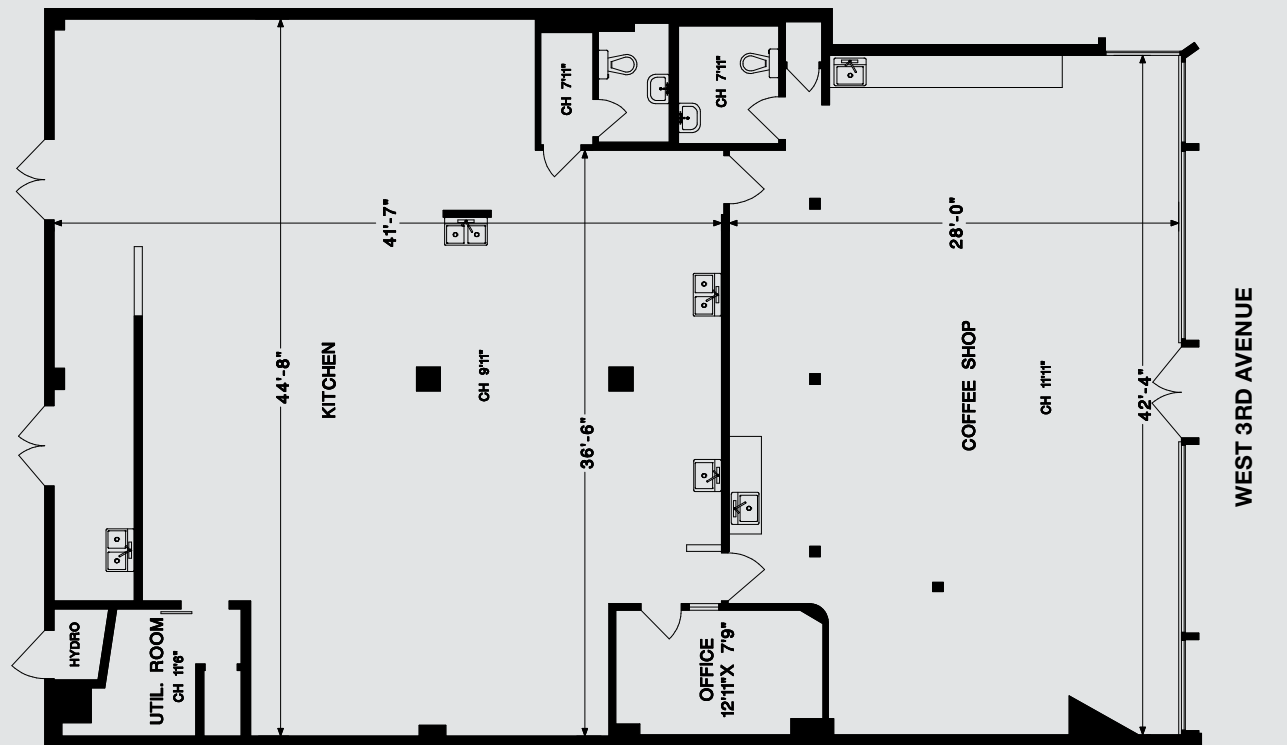
**RENTABLE AREA** 3,224 Square feet

**NET RENT** \$50.00 per square foot

**ADDITIONAL RENT** \$18.00 per square foot  
(estimate)

**POSSESSION** August 1, 2023

## FLOOR PLAN



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