

**SL 6 & 7 - 2522 GUELPH STREET, VANCOUVER**  
STRATA UNITS IN THE BRAND NEW "HABITAT"

**ASSIGNMENT  
SALE/LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**KATIE ZOLADEK**  
katie.zoladek@williamwright.ca  
604.428.5255

**MEG COONEY**  
meg@williamwright.ca  
604.428.5255



## LEASING OR ASSIGNMENT OPPORTUNITY IN THE BRAND NEW "HABITAT" DEVELOPMENT BY PORTE, FABRIC LIVING, AND HUDSON

William Wright Commercial is pleased to offer this Leasing or Assignment opportunity in Porte, Fabric Living, and Hudson's sold-out development, HABITAT. Ideally located in the hip and happening Mount Pleasant community, HABITAT benefits from high accessibility from East Broadway, unparalleled walkability, diverse mix of restaurants/cafes and boutique shops, and is only 400m from the future Mount Pleasant Skytrain Station.

The subject unit is 1,631 SF, comprised of two strata units (846 SF & 785 SF), which affords the buyer an opportunity to demise and lease a portion of the space or occupy all 1,631 SF of contiguous area. For restaurant occupiers, the unit will have access to commercial kitchen exhaust rough-in and a gas lines, which is a rarity in Vancouver.



Leasing or Assignment opportunity in the brand new "Habitat" development by Porte, Fabric Living, and Hudson



14'2 ceiling heights

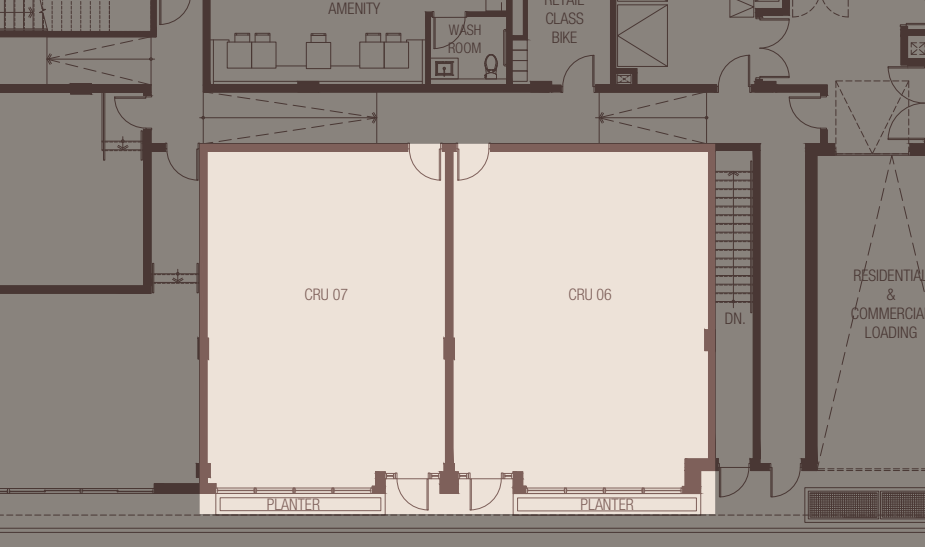


4 parking stalls



Commercial kitchen exhaust rough-in with gas lines





<b>SIZE</b> +/- 1,631 SQFT	<b>STRATA FEES</b> \$815/month (est)	<b>BASIC RENT</b> \$60/SF/yr
<b>PARKING</b> 4 Stalls	<b>PRICE</b> \$2,115,000	<b>ADDITIONAL RENT</b> \$20/SF/yr



WALK SCORE **95**  
 TRANSIT SCORE **76**  
 BIKE SCORE **96**

RESTAURANTS & CAFES   RETAIL   SERVICES   PARKS



## MOUNT PLEASANT

HABITAT is located on the corner of East Broadway and Guelph Street in the Mount Pleasant neighbourhood. Surrounded by an array of restaurants including: Como Taperia, Thierry, Les Faux Bourgeois, Zarak, Fable, and Steamworks; and area draws including: Nesters, Mount Pleasant Community Centre, Vancouver Public Library, Emily Carr University, Robson Park, and Dude Chilling Park.

## FOR MORE INFORMATION CONTACT

**KATIE ZOLADEK**  
 katie.zoladek@williamwright.ca  
 604.428.5255

**MEG COONEY**  
 meg@williamwright.ca  
 604.428.5255