

**100 - 1525 W 7TH AVENUE, VANCOUVER**  
**2,675 SQUARE FEET OF WELL-DESIGNED WORKSPACE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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## **Prime Office Opportunity**

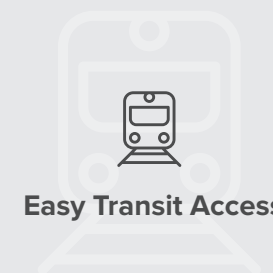
Explore a prime office opportunity at 1525 W 7th Avenue, Vancouver, BC, offering 2,675 square feet of well-designed workspace. With five functional offices, a spacious meeting/boardroom, a fully equipped kitchen, and male/female washrooms, this space caters to diverse business needs. The office improvements provide a practical and professional environment, perfect for focused work as well as collaborative work. Strategically located on W 7th Avenue, enjoy accessibility to public transportation, nearby dining options, and a network of businesses. Elevate your business in this versatile space – contact us for a viewing and discover the functional charm of 1525 W 7th Avenue.



**Private Offices**



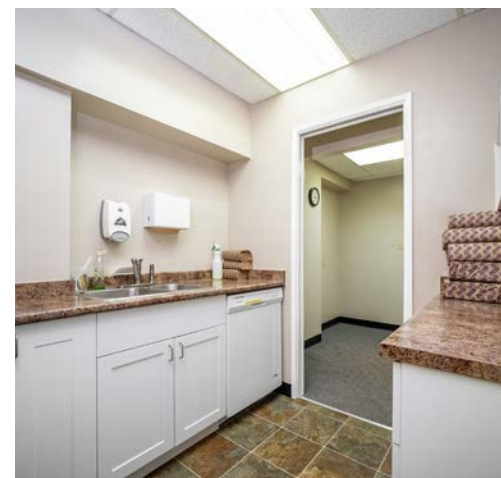
**Prime Location**



**Easy Transit Access**



**Amenity Rich  
Neighbourhood**



<b>Size</b>	± 2,675 SQFT
<b>Parking</b>	2 Stalls
<b>Zoning</b>	C-3A
<b>Basic Rent</b>	\$21.50/FT
<b>Additional Rent</b>	\$15.00/FT

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



## Location & Transit

Nestled in the vibrant South Granville neighborhood, our office space at 1525 W 7th Avenue offers a unique blend of convenience and charm. This sought-after area is renowned for its eclectic mix of boutique shops, diverse dining options, and cultural attractions, creating a dynamic and inspiring atmosphere for businesses. Prospective office tenants and their employees will appreciate the proximity to green spaces like Granville Park for a breath of fresh air during breaks. With excellent public transportation links and a rich tapestry of amenities, South Granville seamlessly integrates work and lifestyle, fostering a balanced and enjoyable professional experience.

Merely a 2-minute drive from downtown Vancouver and situated just two blocks south of W Broadway, one of Vancouver's busiest arterial routes, 1525 W 7th Avenue seamlessly integrates with Vancouver's transit network. Conveniently accessible by bus routes 4, 7, 10, 14 and 84, commuting to and from this location is a breeze for your team. Excitingly, the future Broadway subway station, just a couple years away, promises enhanced connectivity and accessibility for even more seamless travel. This location is also easily accessible by bicycle with a bike route along W 7th Avenue as well as the Arbutus Greenway only two blocks away that connects South Granville all the way to Marpole.