

FOR LEASE

3435 Commercial Street, Vancouver BC

Beautifully Renovated
Retail, Cafe, Creative Office
Opportunity



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LEASE DETAILS

Size*	1,400 SF
Net Rent	Contact Agents
Additional Rent	\$12.00 PSF
Parking	Contact Agents
Zoning**	MC1

*Approximate, subject to confirmation.

**Tenant is responsible for verifying permissible uses as per the zoning.

LEASE DETAILS & PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS



Ideal for boutique retailers or creative studio office



Recently renovated property with striking architecture



Polished concrete floors, distributed HVAC, kitchenette and adaptable built out washroom



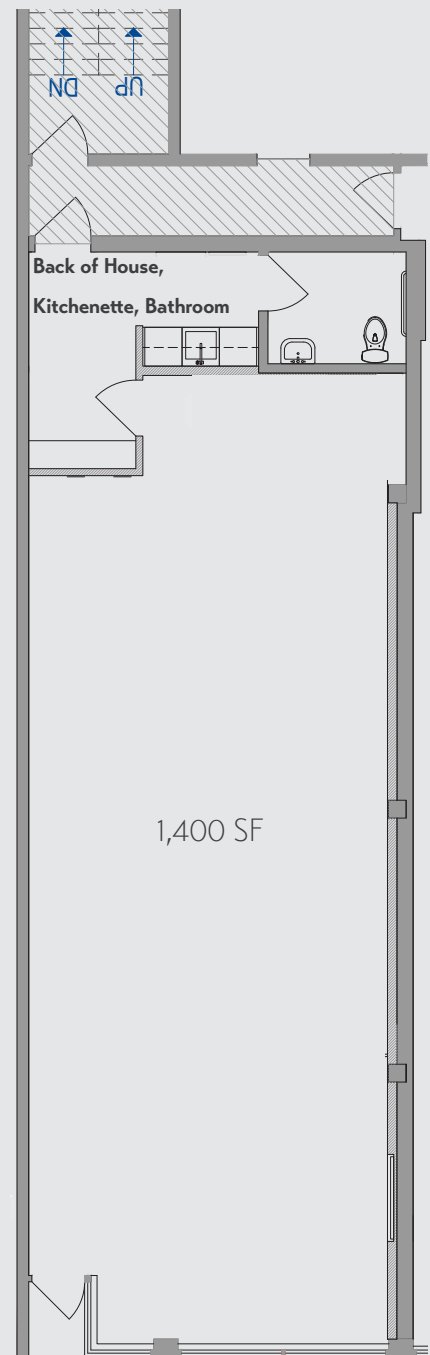
Strong local tenant base along Commercial Street, including Flourist, Collective Goods, Equinox Gallery and many more



FLOOR PLAN & PROPERTY PHOTOS



MILL & BAKERY



Commercial Street





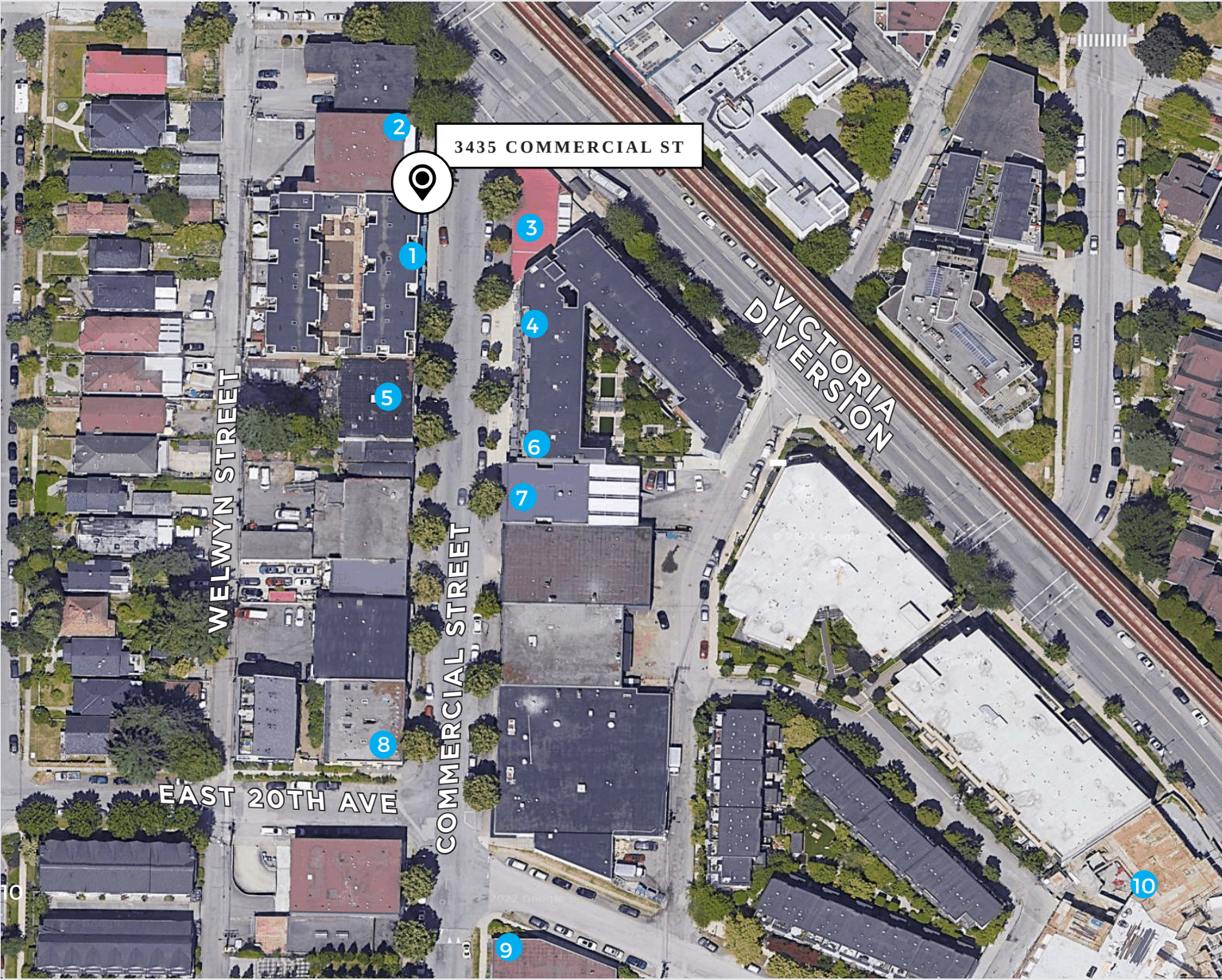
BIKER'S PARADISE

95



EXCELLENT TRANSIT

80



- 1 SIDESADDLE BIKE SHOP
- 2 FLOURIST BAKERY
- 3 CHANCE CAFE
- 4 GROVE SALON
- 5 BROADHURST & WHITAKER

- 6 ORDINARY FOLK ANIMATION STUDIO
- 7 COLLECTIVE GOODS BISTRO
- 8 COMMERCIAL STREET CAFE
- 9 EQUINOX GALLERY
- 10 THE VICTORIA