 **JLL** SEE A BRIGHTER WAY

For Lease

1508 West 2nd Avenue
Turn-Key Premises at Competitive Rates

THE LOCATION

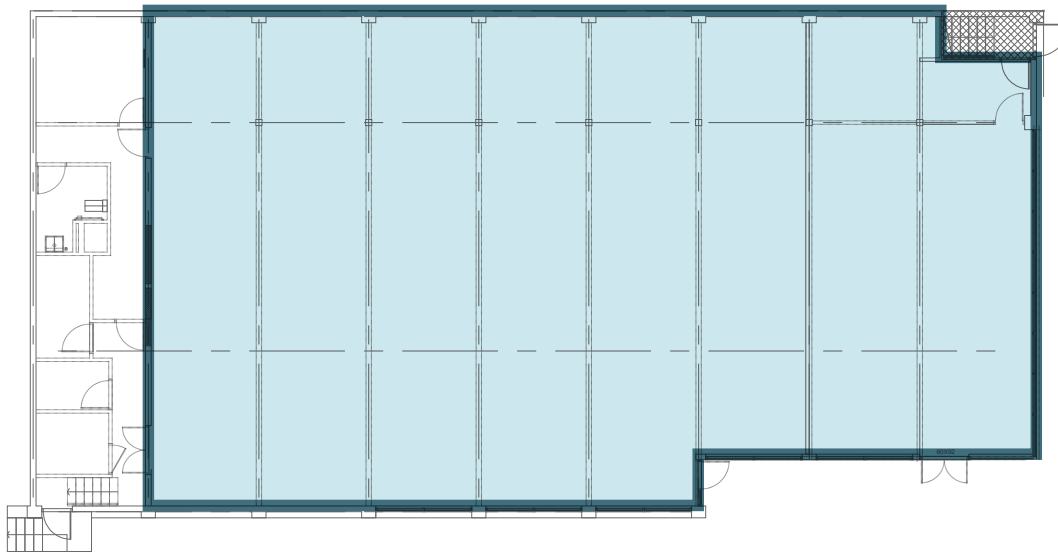
1508 West 2nd Avenue is located at the entrance to Granville Island with access to an abundance of amenities and transit.

SALIENT DETAILS

1st Floor	5,500 s.f.
2nd Floor	5,100 s.f.
3rd Floor	3,400 s.f.

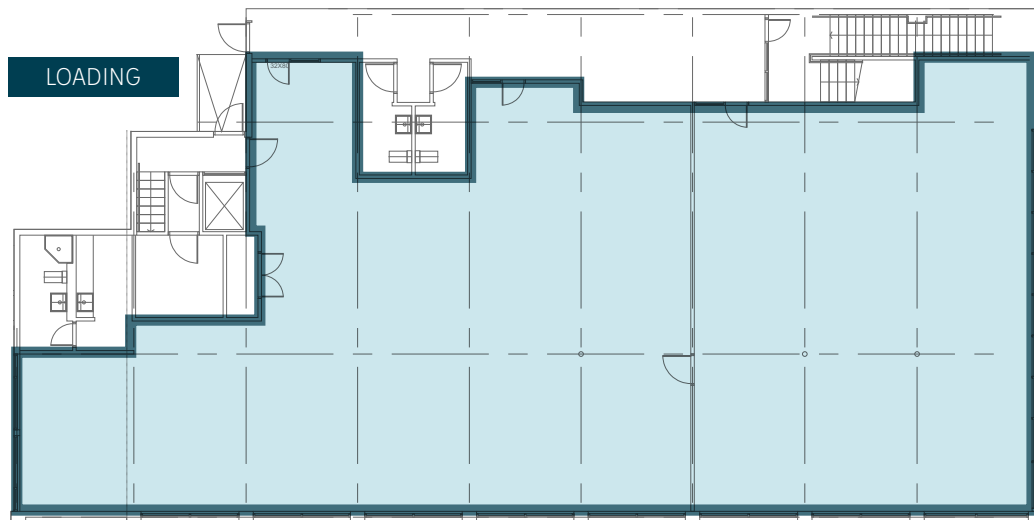
Availability	With notice
Basic Rent	Contact listing brokers
Additional Rent	\$12.66 psf/pa (2024)
Parking	Ample parking via ImPark





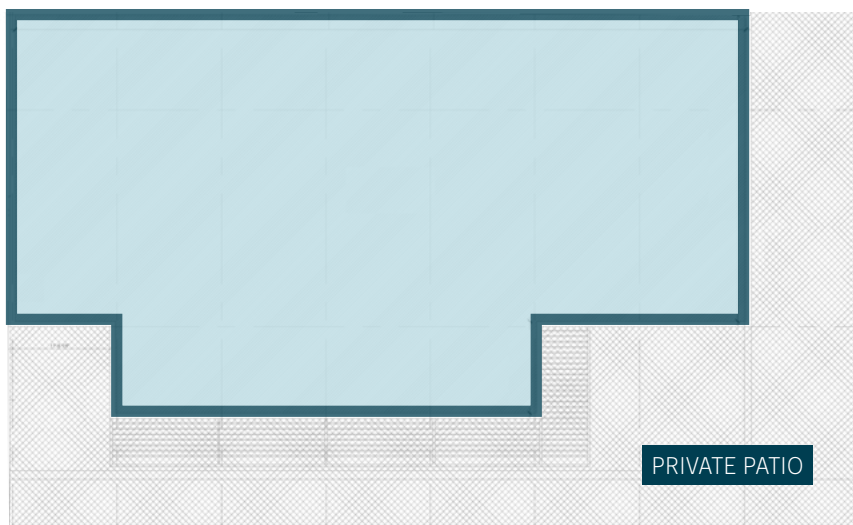
1st Floor 5,500 s.f.

Retail or Office street front premises, convenient plumbing and connectivity and ready for tenant improvements



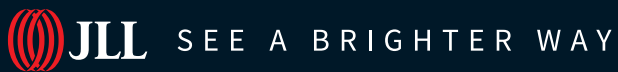
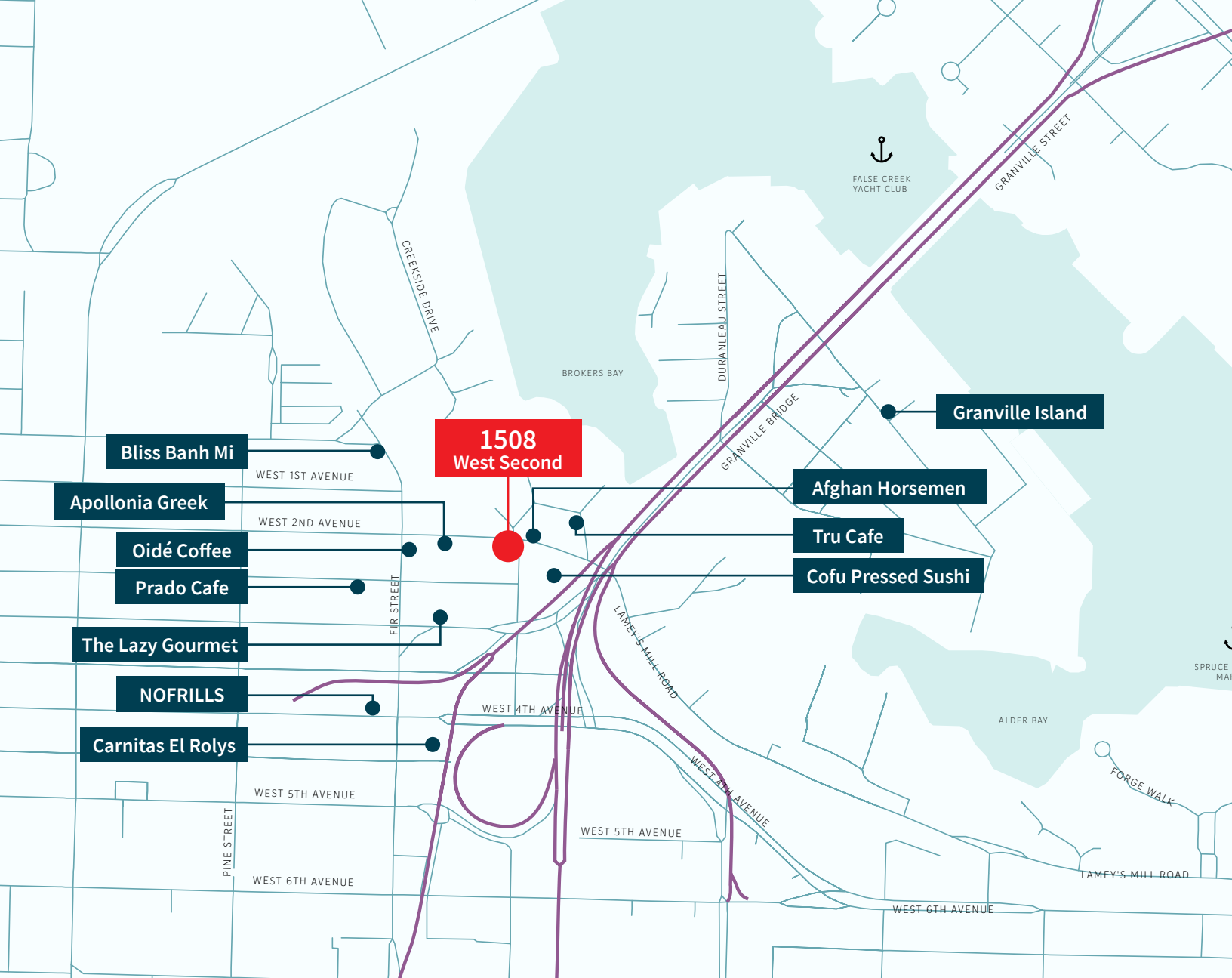
2nd Floor 5,100 s.f.

Ready for tenant improvements, the premises also has access to grade level loading on the south portion of the floor



3rd Floor 3,400 s.f.

The third floor is enhanced by a wrap around patio with current improvements in place



Andrew Astles

Associate Vice President

andrew.astles@jll.com

+1 604 363 6673

Chris J. Newton*

Vice President

chris.newton@jll.com

+1 604 998 6003

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