



 **JLL** SEE A BRIGHTER WAY

For Lease

325 West 4th Avenue
Vancouver, BC

THE BUILDING & LOCATION

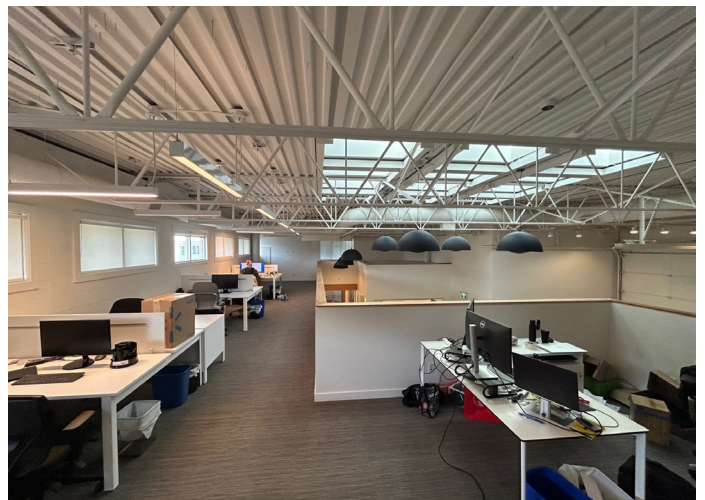
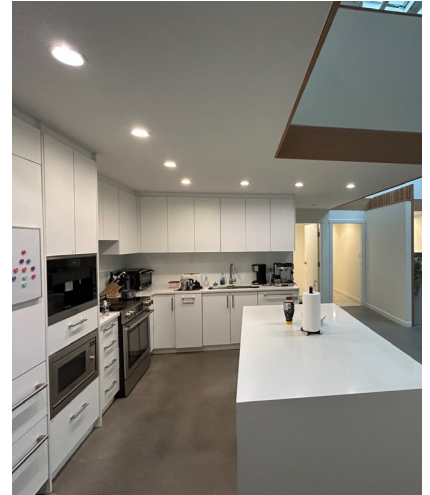
Stand alone building, 325 West 4th Avenue offers exceptional transit connectivity with direct access to the Canada Line, situated in the heart of a vibrant retail and dining corridor. The property features fully modernized premises with the added convenience of adjacent surface parking, a rare amenity in this location.

SALIENT DETAILS

 SIZE 4,000 s.f. - 8,513 s.f.	 AVAILABILITY 30-60 days	 TERM LENGTH Negotiable
 GROSS RENT \$40.00 psf/pa	 PARKING Free stalls at the rear skirt	 IMPARK Lot #2235 is adjoined

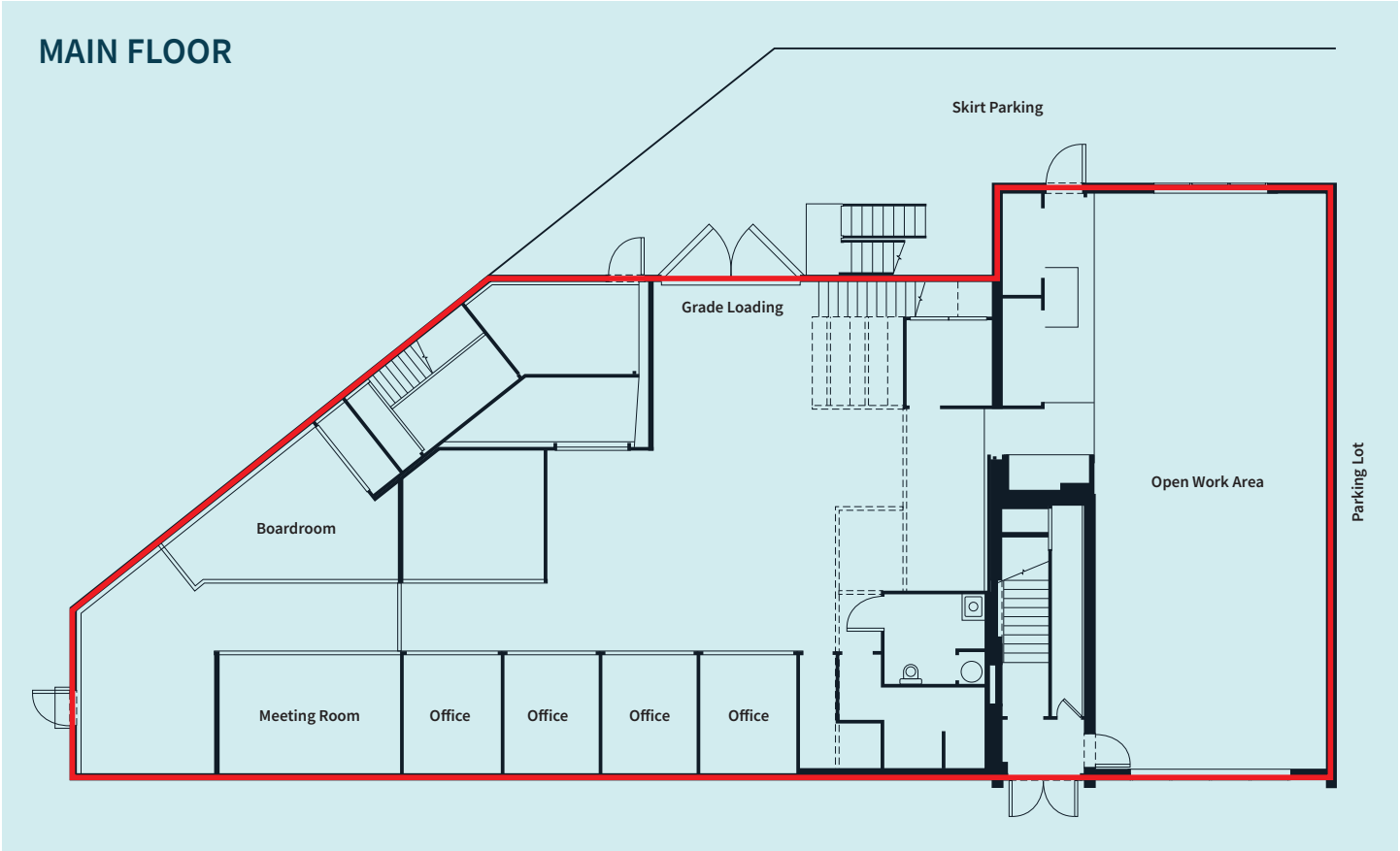
THE SUITE

The premises features high-quality improvements including a mix of private offices and open collaboration areas. Ceiling heights vary throughout, with select areas reaching an impressive 20 feet—creating an open, light-filled environment.

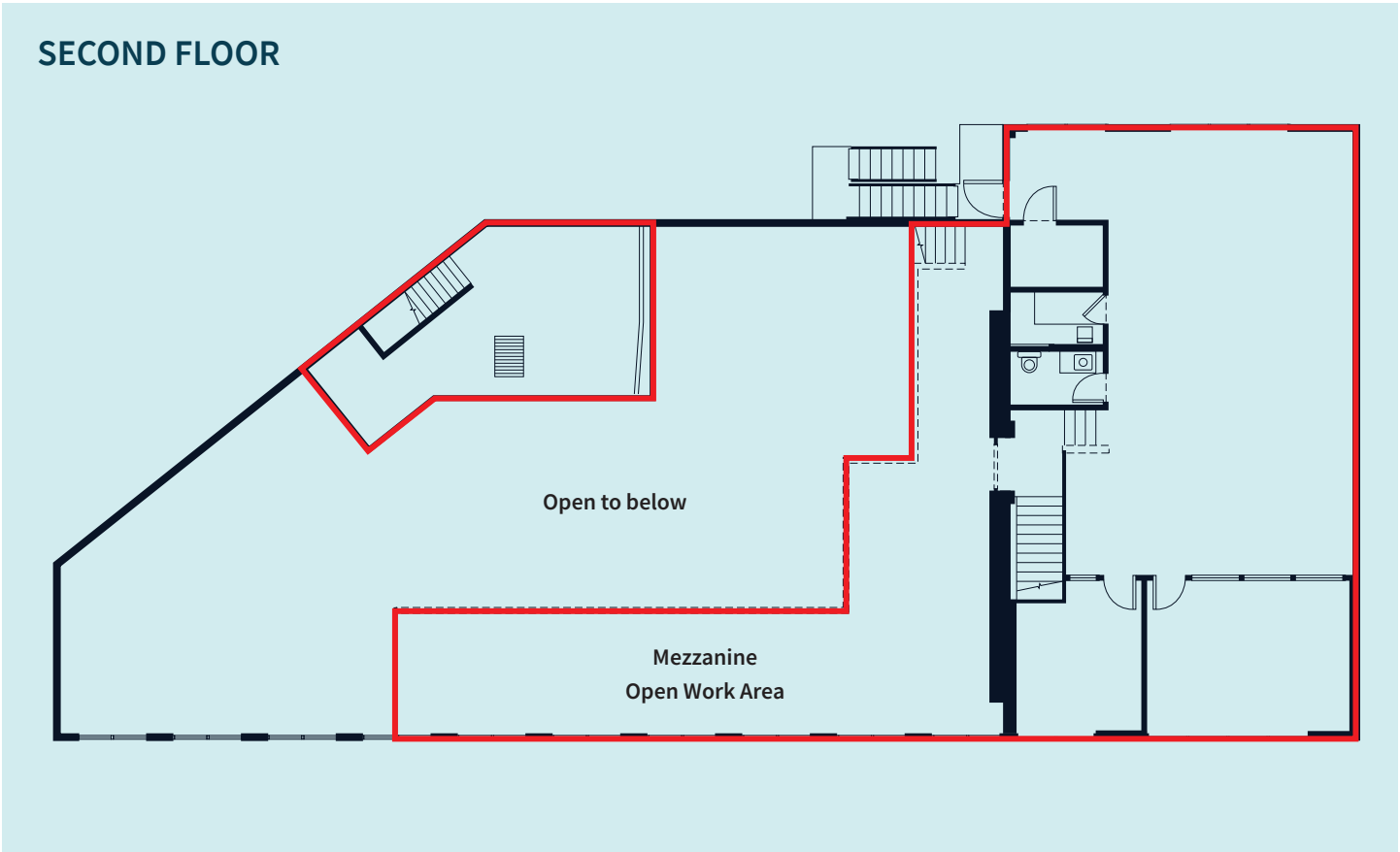


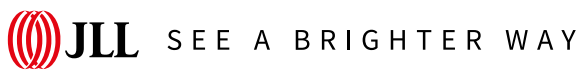
FLOOR PLANS

MAIN FLOOR



SECOND FLOOR





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