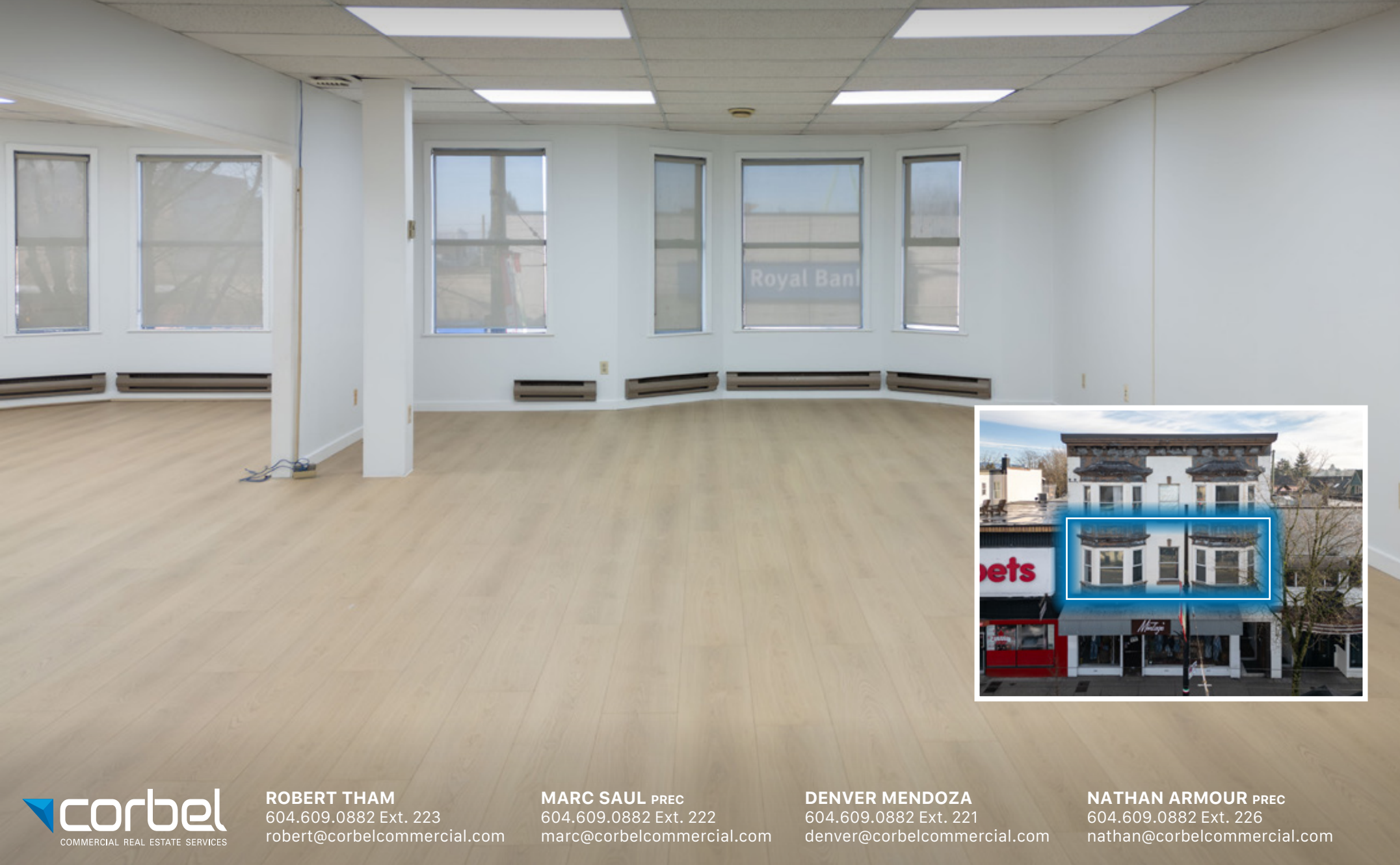


1718 COMMERCIAL DRIVE

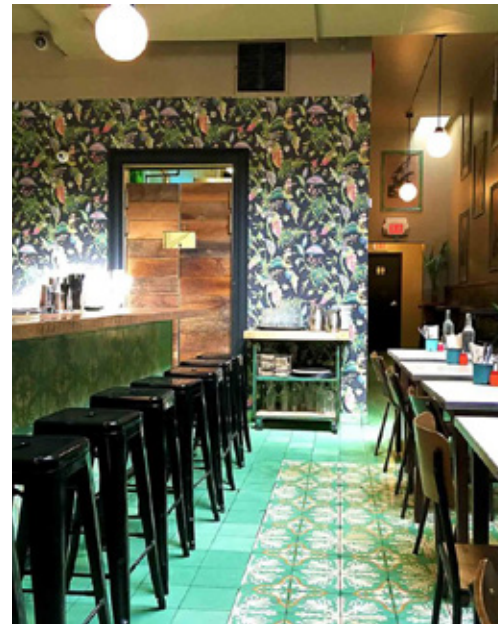
For Lease | Prime Commercial Drive Office Opportunity





the location

"The Drive" is known for its vibrant and multicultural character. The district is home to numerous retailers, cozy cafés, trendy clothing boutiques and award-winning restaurants. It is also home to Vancouver's own 8 block officially designated Little Italy, which represents more than 60 years of Italian heritage. This newly constructed secured Market Rental Project has exceptional traffic and pedestrian exposure for those tenants seeking an immediately prominent location. Some notable neighbours include Kin Kao, Lunch Lady, and Downlow Chicken Shack. The property is located in close proximity to countless other popular destinations/amenities and is within walking distance for many neighbouring residences.



features



Prime office space along Commercial Drive



Large windows providing abundant natural light



New wood flooring, upgraded lighting, and freshly painted walls



Dedicated kitchenette and staff area



Efficient, adaptable floor plan suitable for a range of office or service-oriented uses



Two on-site parking stalls available at market rates



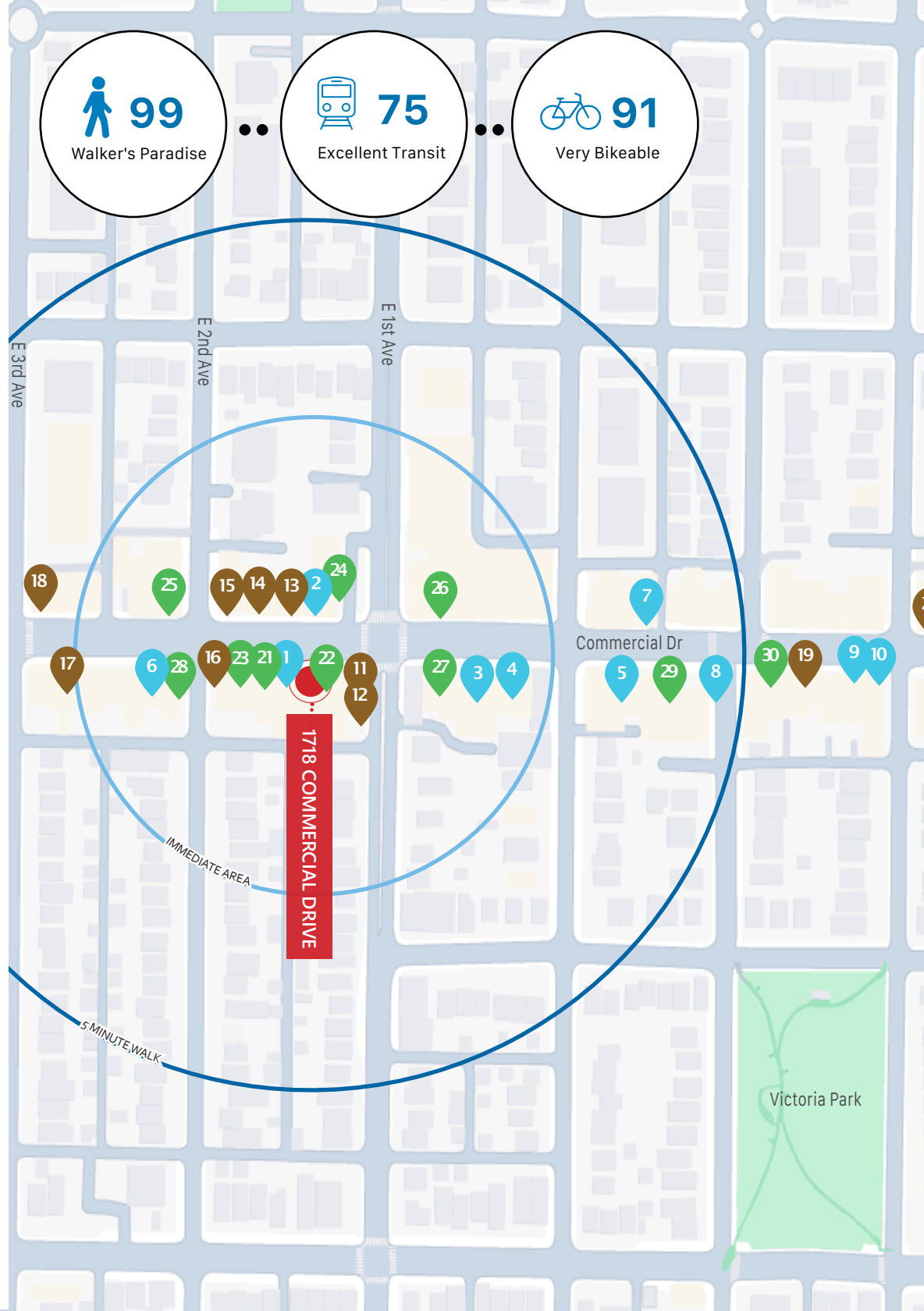
Numerous restaurants, shops, and amenities in the immediate area with ample street parking



salient facts

| | |
|---------------------|------------------------|
| Unit: | 103 |
| Size ¹ : | 2,000 SF (Approx.) |
| Zoning: | C-2C1 (Commercial) |
| Gross Rent: | \$4,950.00/month + GST |
| Availability: | Immediately |

¹All sizes are approximate and subject to verification.



around the neighbourhood.

DINING + COCKTAILS

1. Nonna's "Italian Street Food"
2. Belli Pizza
3. La Mezzalateria
4. Loula's
5. Bar Corso
6. Social
7. Arriva Ristorante
8. Sopra Sotto
9. Harbour Oyster + Bar
10. Marcello Ristorante & Pizzeria

COFFEE + CASUAL FARE

11. Red Burrito
12. Oh Sweet Day! Bake
13. Cafè Calabria
14. LA GROTTA DEL FORMAGGIO
15. Fratelli Authentic Italian Baking
16. COBS Bread
17. il Mondo Cafe & Gelato
18. Belgian Fries
19. Merci Beaucoup Cafe
20. LIVIA

SHOPPING & SERVICES

21. Mintage
22. MrPets
23. Persia Foods Produce Markets
24. RBC
25. Rufus Guitar and Drum Shop
26. Il Mercato
27. Liberty Wine Merchants
28. Continental Coffee
29. Spartacus Gym
30. Painted Lady Records



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