FOR LEASE

1053 Kingsway, Vancouver, BC

Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

Kim Cai*
Commercial Broker
778.322.1111
kim@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

LUK
REAL ESTATE GROUP

OPPORTUNITY

Discover the opportunity to position your business in the heart of Cedar Cottage along Kingsway, one of Vancouver's most energetic commercial corridors. This second-floor office space sits above established retail in a well-maintained mixed-use building, offering excellent visibility, signage potential, and convenient on-site parking for staff and clients.

LOCATION

The property is exceptionally well served by multiple bus routes along Kingsway, offering convenient transit connections across Vancouver and making the office easily accessible for both employees and clients. Situated in the heart of Cedar Cottage, one of Vancouver's most sought-after neighbourhoods, the property's prominent Kingsway frontage benefits from strong visibility, steady traffic, and a vibrant mix of nearby restaurants and businesses, creating an ideal environment for office users to establish, grow, and elevate their brand.

SALIENT FACTS

Civic Address:	1053 Kingsway, Vancouver, BC
Unit Size (approx.):	2,321 - 4,642 SF*
Frontage (approx.):	49.5 FT
Current Zoning:	C-2
Property Description:	The property features two private office suites, each equipped with a variety of office sizes and generous space for meeting rooms, along with two shared private washrooms. Parking stalls are available at prevailing market rates.
Parking:	Underground secured at market rates
Availability:	Immediately
Net Asking Rate:	$20.00/SF/annum
Additional Rent (Est. 2026):	$13.00/SF/annum

*ALL MEASUREMENTS AND ARE APPROXIMATE. TENANT TO VERIFY IF DEEMED NECCESSARY.

HIGHLIGHTS

Fully-improved office space

Two common washrooms

Secured underground parking
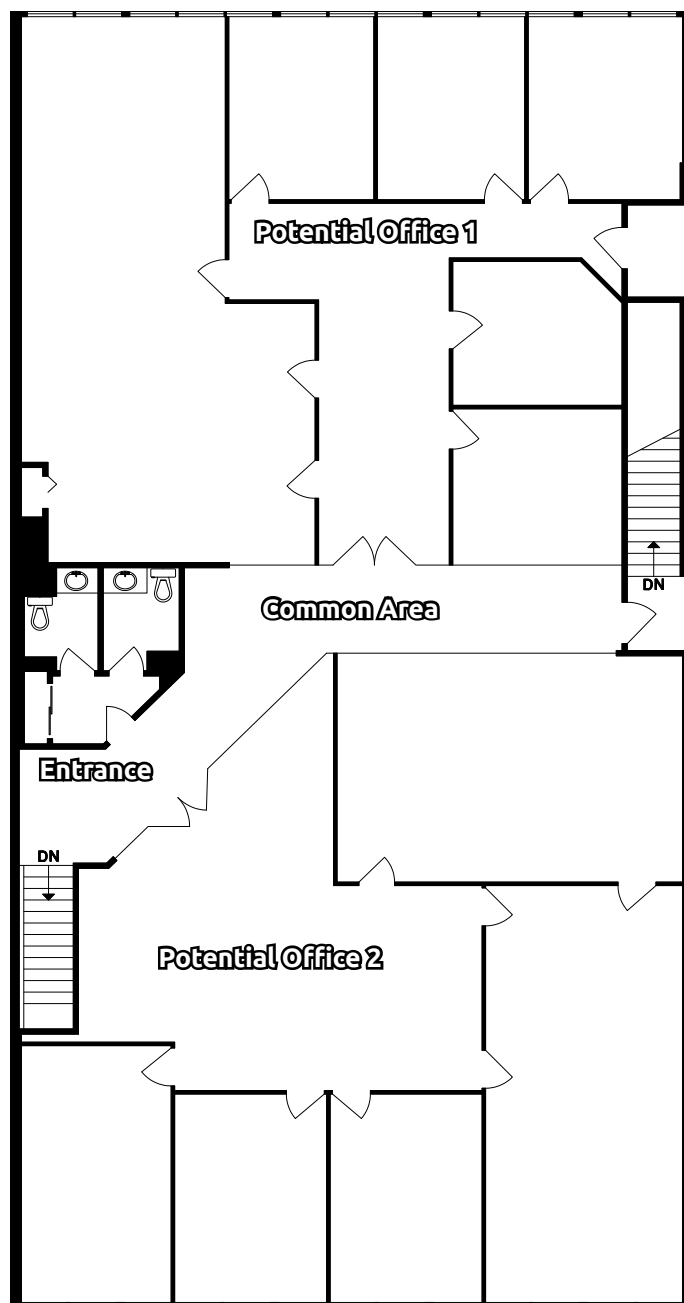
Excellent natural light
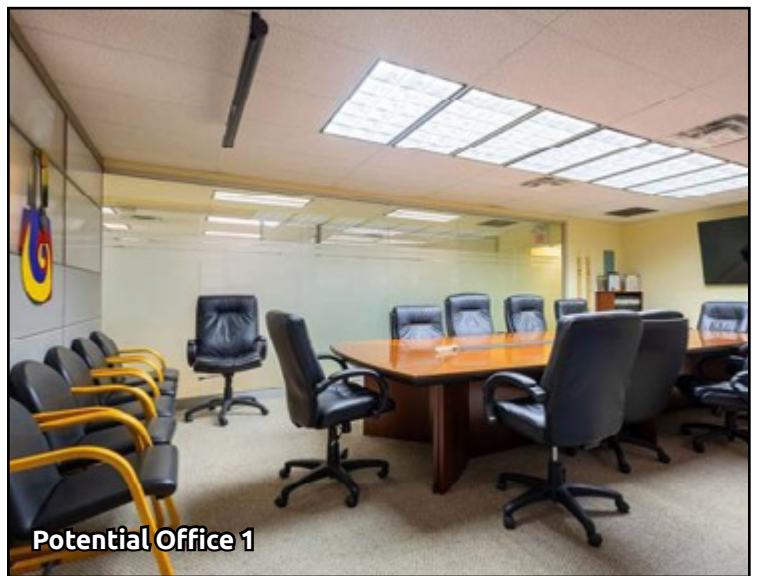
Walking distance to amenities
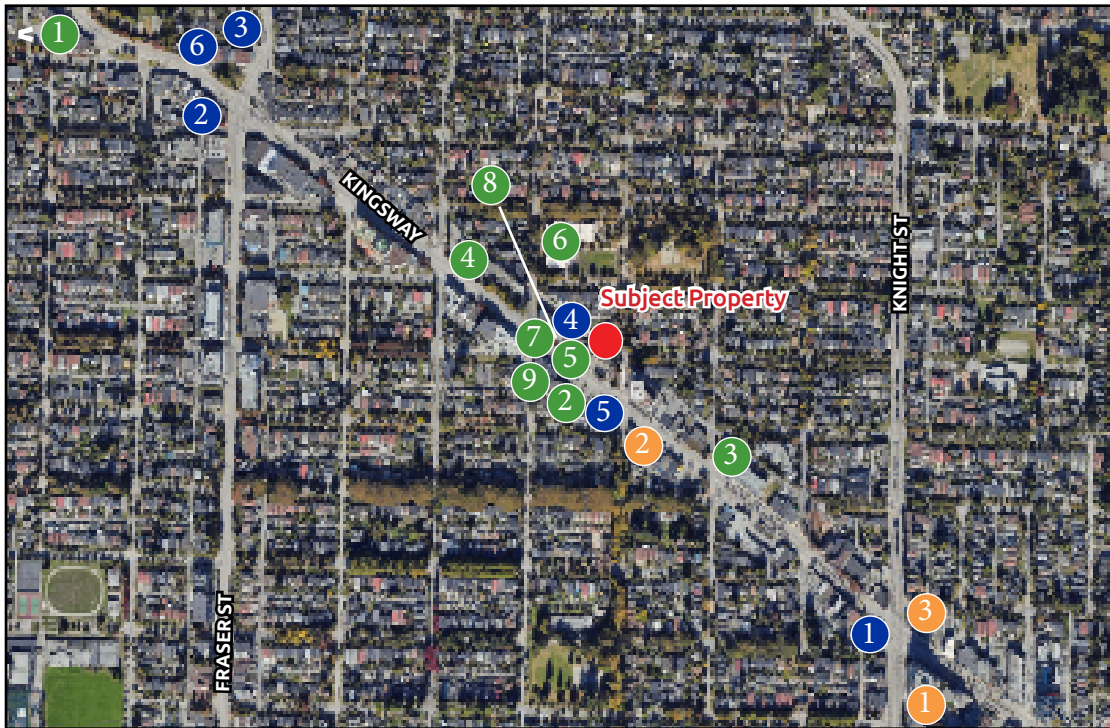
Excellent transit proximity

FLOOR PLAN*

Potential Office 1

Common Area

DN

Entrance

DN

Potential Office 2

PROPERTY PHOTOS

Potential Office 1

Potential Office 2

Potential Office 2

Potential Office 1

SURROUNDING AMENITIES

COFFEE/FOOD
1. Pallet Coffee Roasters
2. Analog Coffee Fraserhood
3. Les Faux Bourgeois
4. Shilla Korean Restaurant
5. Kingsway Lemongrass
6. Savio Volpe

SERVICES/BUSINESS
1. Mount Saint Joseph Hospital
2. Prima Dental Laboratory
3. See-Rite Eye Care Centre
4. ICBC Claim Centre
5. Sharons Credit Union
6. Charles Dickens Elementary School
7. Stema Learning Centre
8. Seoul Travel Services
9. Task Canada Immigration

RETAILERS
1. Save-On-Foods
2. My Tho Supermarket
3. Dollar Tree

NEIGHBOURING BUSINESSES

Walk Score 95 — Walker's Paradise
Daily errands do not require a car.

Transit Score 70 — Excellent Transit
Transit is convenient for most trips.

Bike Score 83 — Very Bikeable
Biking is convenient for most trips.

Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Kim Cai*
Commercial Broker
778.322.1111
kim@lukrealestategroup.com

*Personal Real Estate Corporation