

# FOR LEASE

1053 Kingsway, Vancouver, BC

MOVE-IN READY SECOND FLOOR OFFICE  
2,321 - 4,642 SF



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## 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

<b>Civic Address:</b>	1053 Kingsway, Vancouver, BC
<b>Unit Size (approx.):</b>	2,321 - 4,642 SF*
<b>Frontage (approx.):</b>	49.5 FT
<b>Current Zoning:</b>	C-2
<b>Property Description:</b>	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.
<b>Parking:</b>	Underground secured at market rates
<b>Availability:</b>	Immediately
<b>Net Asking Rate:</b>	\$20.00/SF/annum
<b>Additional Rent (Est. 2026):</b>	\$13.00/SF/annum

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

## HIGHLIGHTS



**Fully-improved office space**



**Two common washrooms**



**Secured underground parking**



**Excellent natural light**

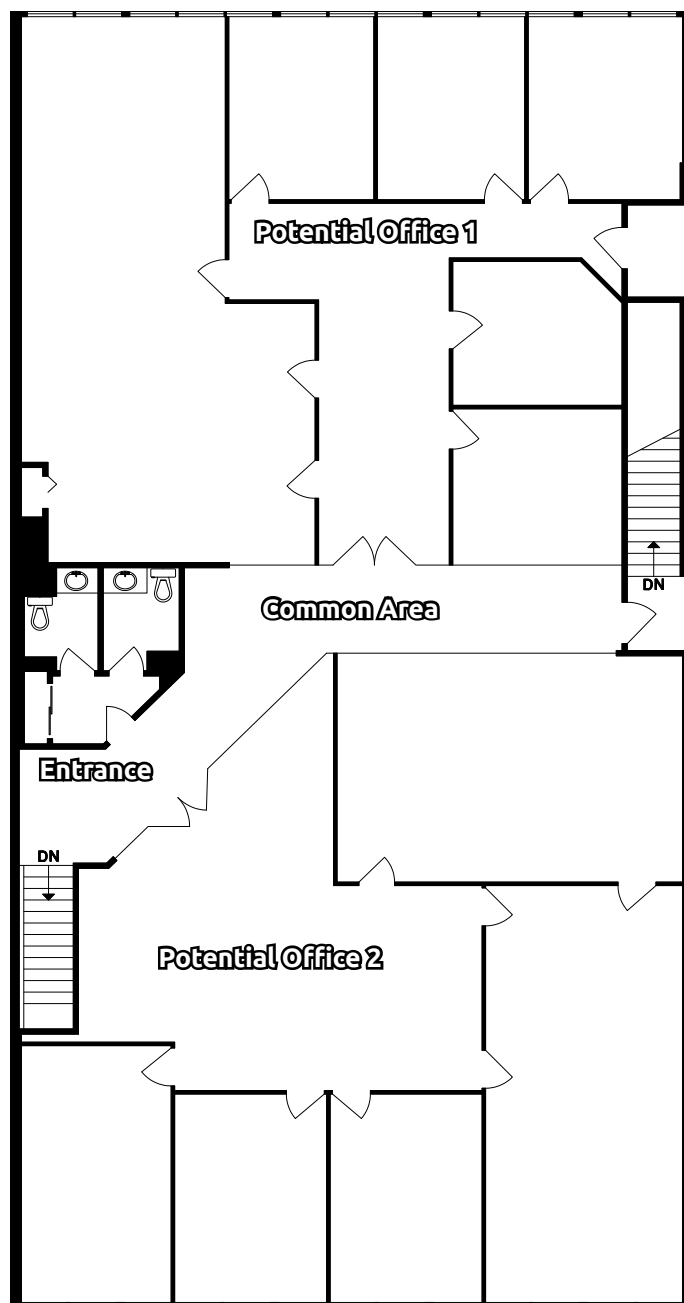


**Walking distance to amenities**



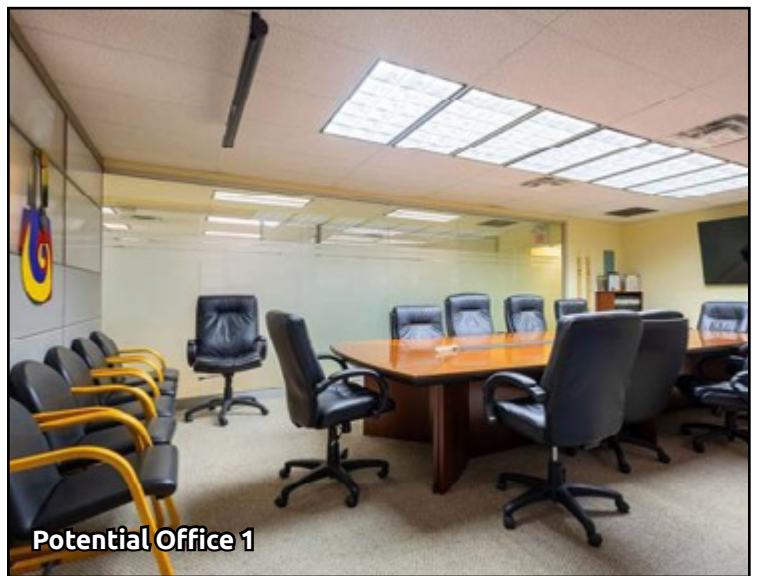
**Excellent transit proximity**

## FLOOR PLAN\*

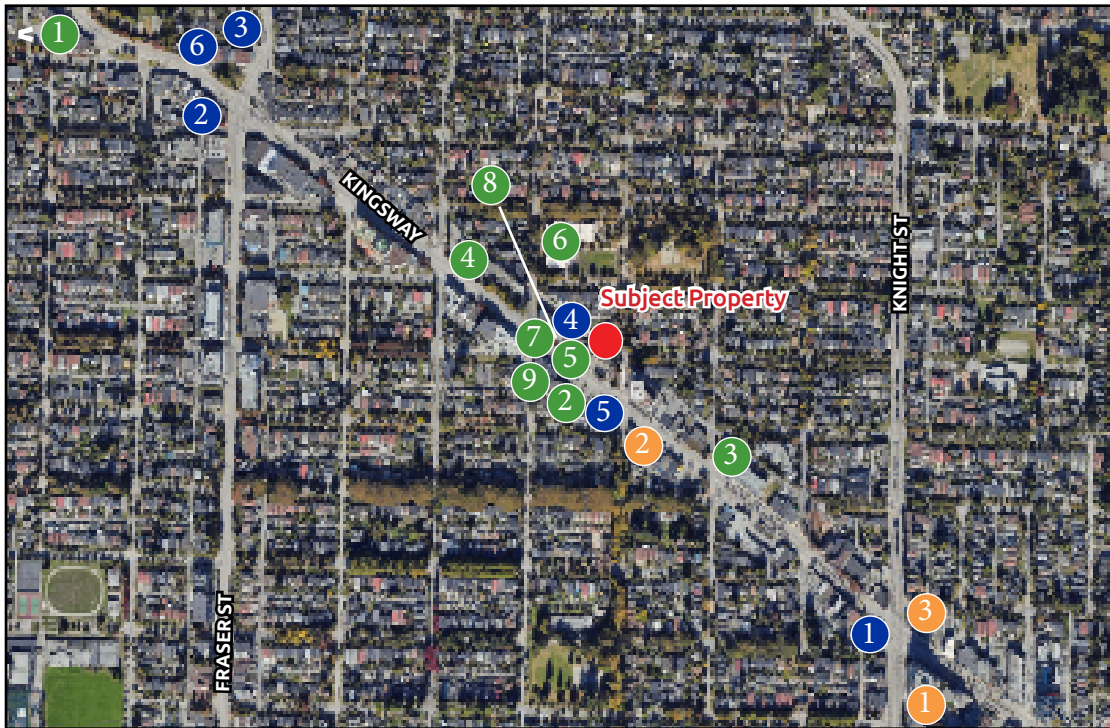




## PROPERTY PHOTOS



## 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



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

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

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

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