

FOR LEASE

1053 Kingsway, Vancouver, BC

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

AMAZING YEAR 1 INTRODUCTORY RATE



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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

Civic Address:	1053 Kingsway, Vancouver, BC
Unit Size (approx.):	2,321 - 4,642 SF
Current Zoning:	C-2
Property Description:	The property features two private office suites, each equipped with variously sized offices and generous space for meeting rooms, along with two shared private washrooms. Parking stalls are available at prevailing market rates.
Availability:	Immediately
Net Asking Rate:	\$9.00/SF/Annum (Year 1)
Additional Rent:	\$13.00/SF/Annum
Parking:	Secured Underground Stalls at Market Rates

HIGHLIGHTS



Fully-improved office space



Two private washrooms



Underground parking



Excellent natural light

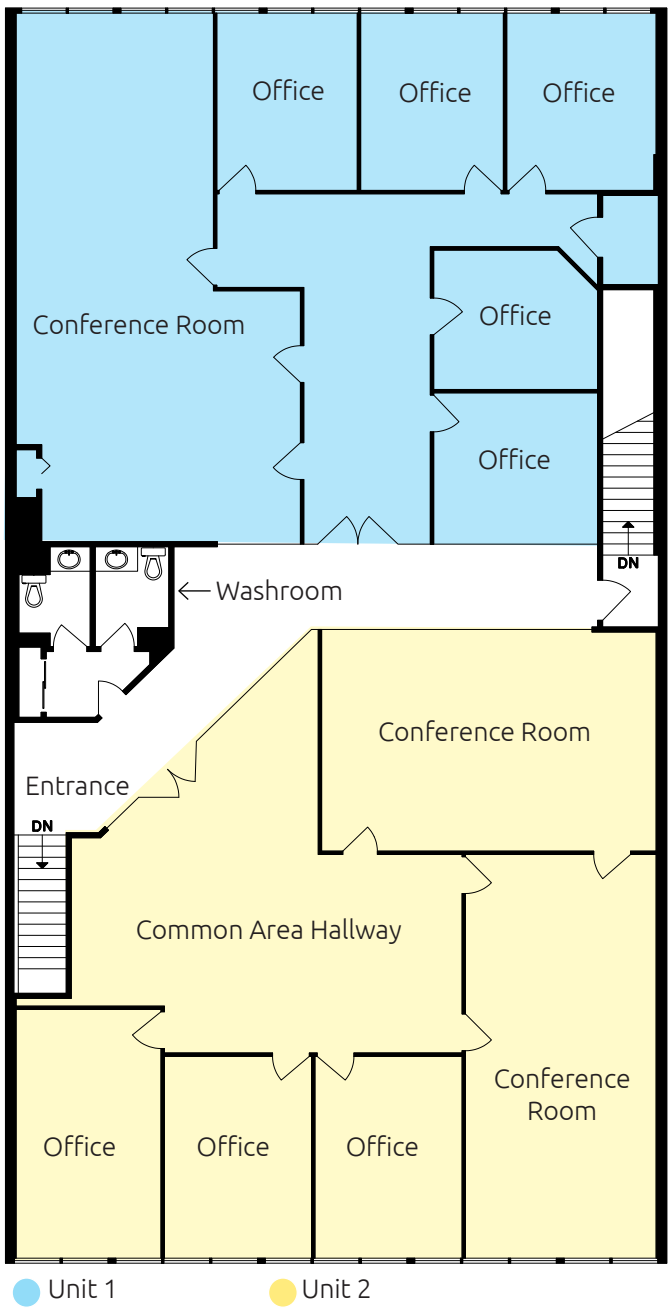


Walking distance to amenities



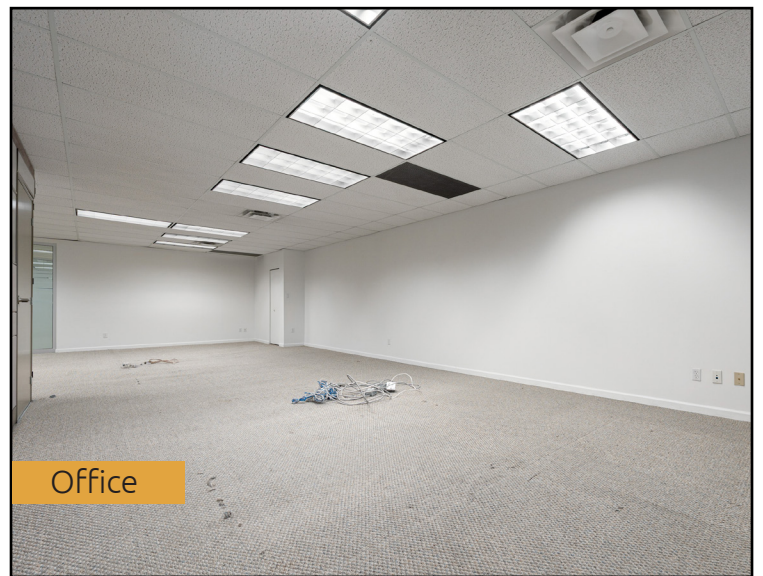
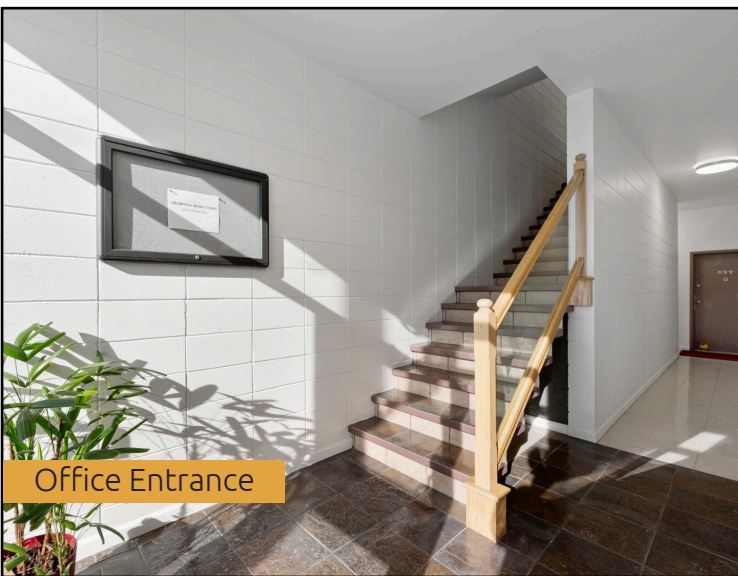
Excellent transit proximity

FLOOR PLAN*



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

PROPERTY PHOTOS



PROPERTY PHOTOS



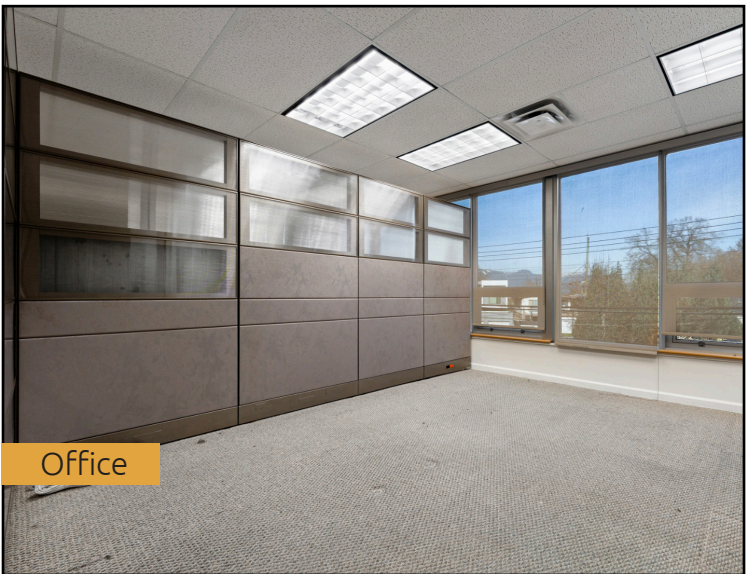
Office



Office



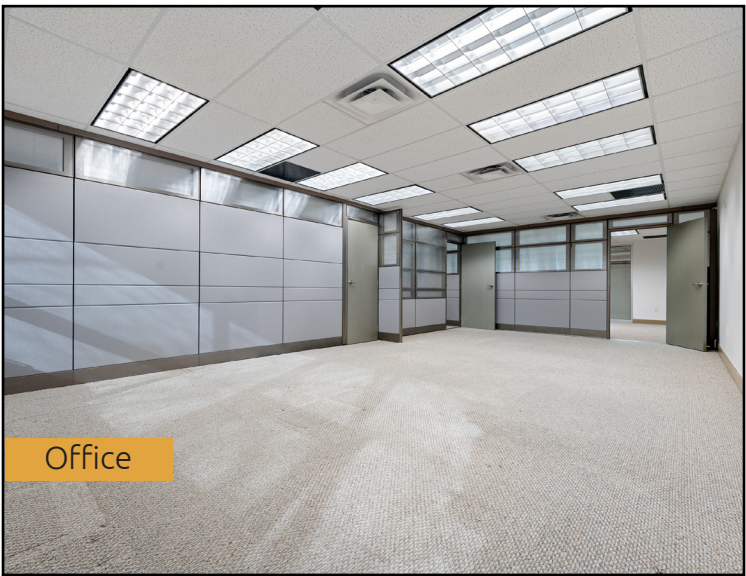
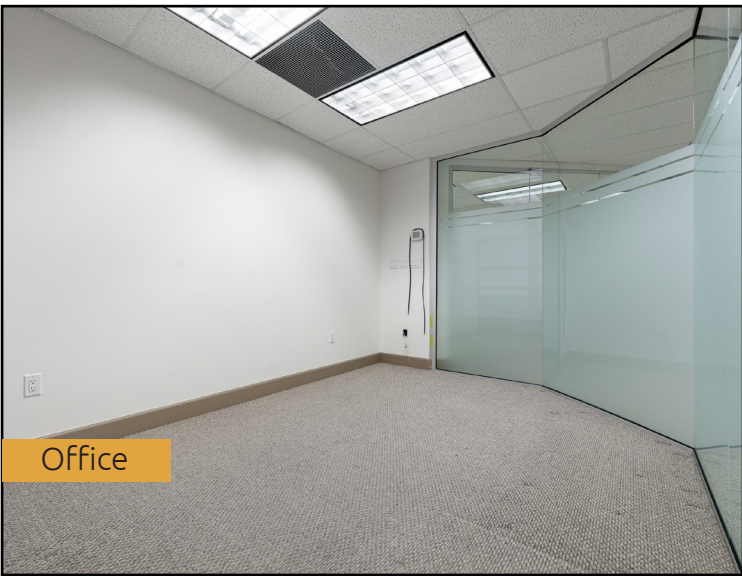
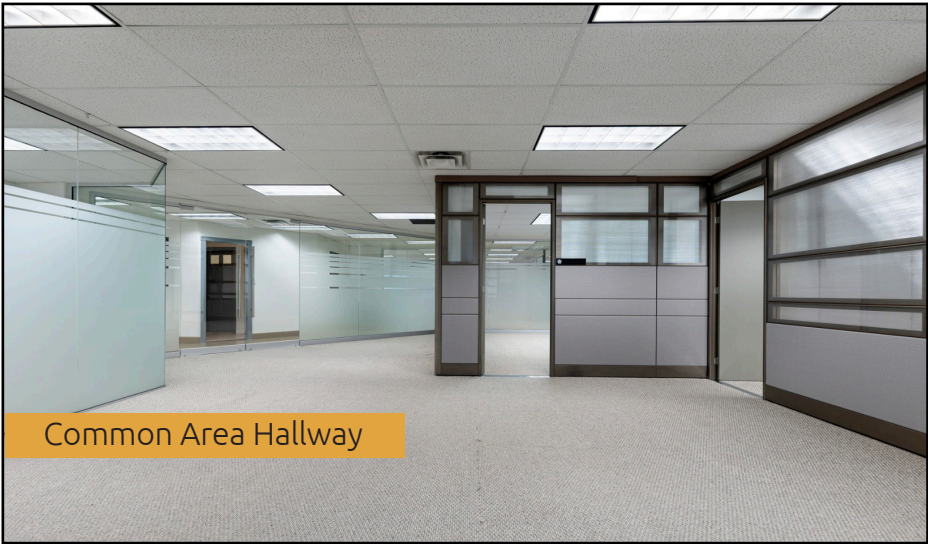
Underground Parking



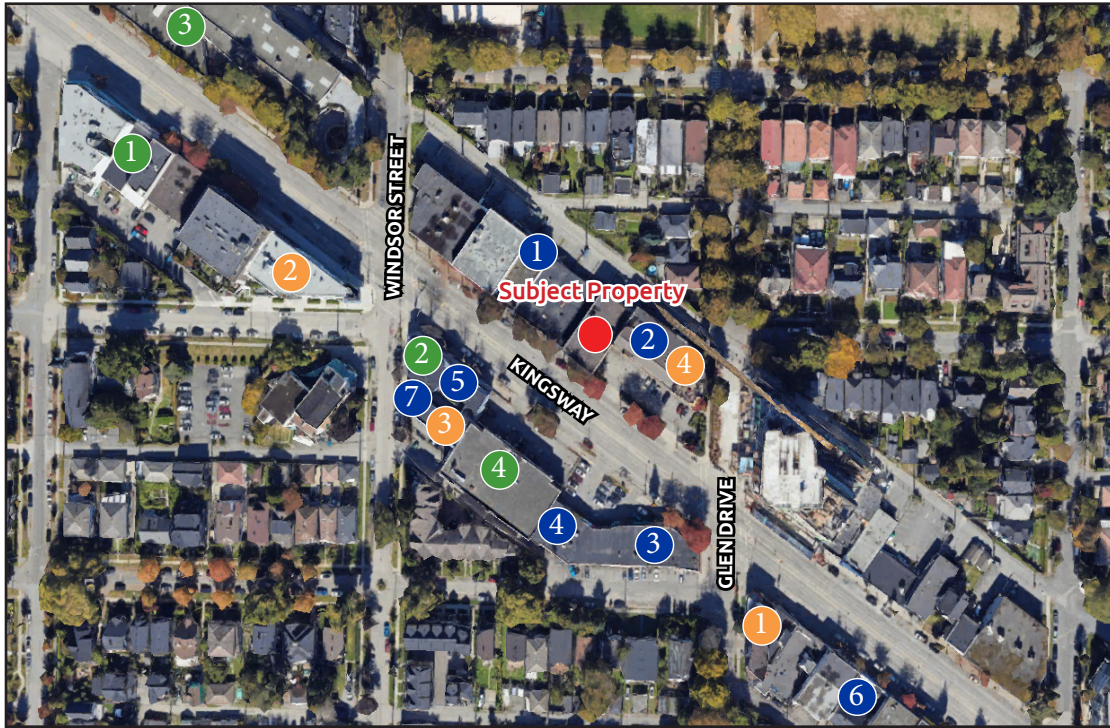
Office



PROPERTY PHOTOS



SURROUNDING AMENITIES



RESTAURANTS/FOOD

1. Shilla Korean Restaurant
2. The Madras Diaries
3. Kingsway Lemongrass
4. Nene Chicken
5. Gary's Patisserie
6. Matcha Corner Cafe
7. The Peri Peri Grill

RETAILERS

1. My Tho Supermarket
2. Discount Carpet & Flooring
3. CT Mart
4. Lotte Health Vitamin

SERVICES

1. K C Printing
2. Task Canada Immigration
3. ICBC Claim Centre
4. Kalm Services

OTHER

- Mount Saint Joseph's Hospital - 7 mins
- New Saint Paul's Hospital - 20 mins
- South Hill Family Health Centre - 3 mins
- CIBC - 7 mins
- TD - 6 mins
- VCC Clark Skytrain Station - 7 mins

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.

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