

FOR LEASE

4892 Clarendon Street, Vancouver, BC

A Corner Opportunity Built for Movement

5,370

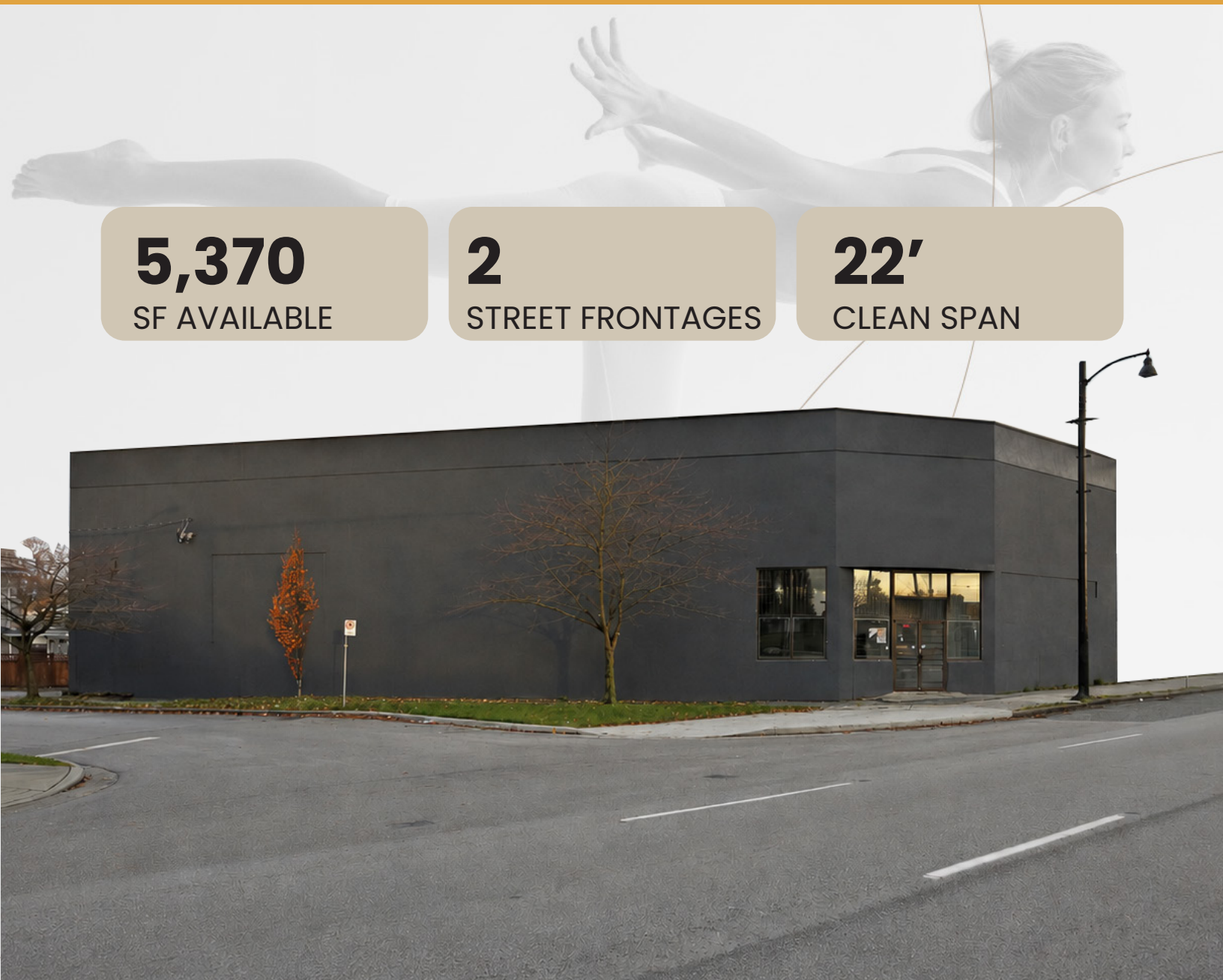
SF AVAILABLE

2

STREET FRONTAGES

22'

CLEAN SPAN



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Property Highlights

› **Double-Sided Visibility**

A true corner lot delivers exposure from two directions, with signage opportunities across both frontages.

› **Ample On-Site Parking**

Ample on-site parking makes arrival easier for customers and members, supporting the daily traffic of high-frequency recreation uses.

› **Ideal Conditions for Studio Use**

Limited street-facing glare creates a controlled environment for mirrors, screens, class lighting, and year-round comfort.

› **Connected Along Kingsway**

A prominent corridor connecting Vancouver and Burnaby, with steady traffic and convenient access across the region.

FITNESS

- > Strength & Conditioning gym
- > Yoga & Pilates Studio
- > Spin / Cycling Studio

MOVEMENT

- > Dance & Movement Studio
- > Martial Arts / Dojo
- > Climbing / Bouldering

Ideal For Recreation & More

SPORT

- > Indoor Sports Training
- > Batting Cages / Golf Simulator
- > Kids' Athletics Academy

ALSO FITS

- > Wellness & Medical Clinic
- > Childcare / Education
- > Showroom / service retail

A corner footprint, an open 5,370 SF floor plate, controlled light, and parking at the door add up to a near-ideal shell for recreation and studio-based businesses — and it holds up just as well for a range of other commercial uses.

Salient Facts

Civic Address:

4892 Clarendon Street, Vancouver, BC V5R 3J4

Location:

Situated along the northeast corner of Clarendon Street and Kingsway

Property Description:

The Property is a freestanding corner-lot commercial building located in Vancouver's Norquay Village

Building Area (Approx.):

5,370 SF

Lot Area (Approx.):

7,928 SF

Property Exposure (Approx.):

40 FT along Kingsway and 95 FT along Clarendon Street

Year Built:

1972

Zoning:

C-2A

Base Rate:

\$25.00/SF/Annum

Additional:

\$10.27/SF/Annum

Availability:

Immediate

Ceiling Height:

22' clear of span

Loading Door:

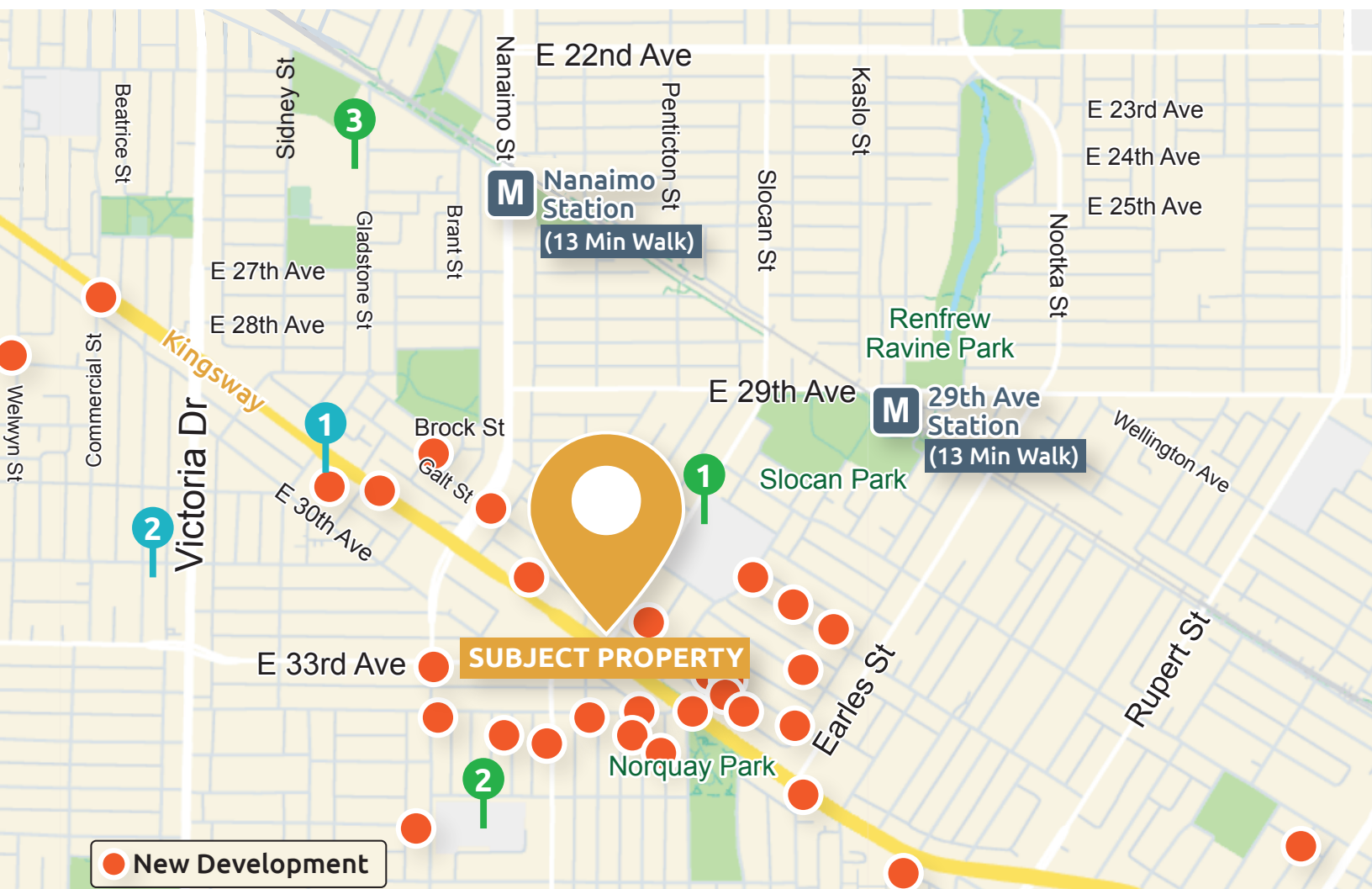
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**All measurements and additional rent are approximate. Tenant to verify if deemed important.*



Location

4892 Clarendon Street is located at the corner of Kingsway and Clarendon Street, in the fast-growing Norquay Village neighbourhood of East Vancouver, steps from the 29th Avenue SkyTrain Station. The area is undergoing significant residential growth under the City's Norquay Village Neighbourhood Centre Plan, with new developments including Frame, The Windsor, Skyway Tower, and Kensington Gardens bringing thousands of new residents nearby. The Property is also minutes from Norquay Park and the shops, cafés, and restaurants lining Kingsway, with Metrotown just two SkyTrain stops away.



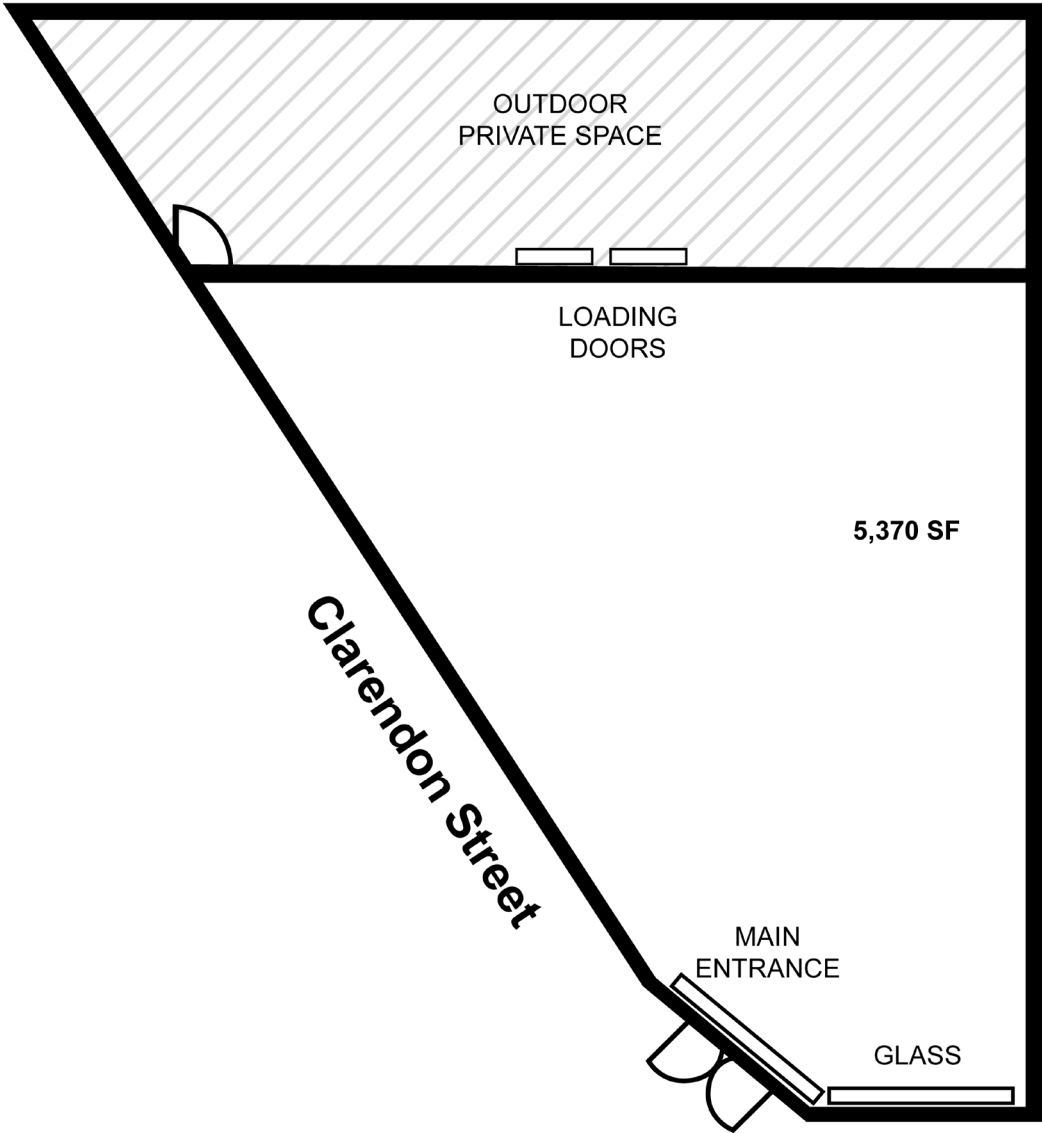
SCHOOL

1. John Norquay Elementary School
2. Cunningham Elementary School
3. Gladstone Secondary School

RETAIL

1. T&T Supermarket
2. 88 Supermarket

Floor Plan



**Floor plan is provided for marketing and illustrative purposes only and is not to scale.*

Interior Photos



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