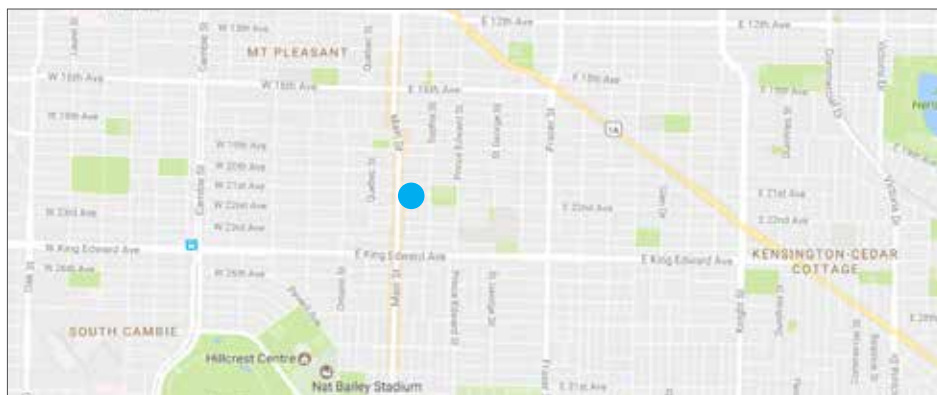




Commercial FOR LEASE

PRIME RETAIL UNIT

3620-3622 Main Street
Vancouver, BC



Exclusively Represented By

Patricia Wong Chong

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HQ COMMERCIAL

320- 1385 West 8th Avenue

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OPPORTUNITY

A rare opportunity to lease a retail unit in the neighbourhood of Riley Park.

This vibrant area on Main Street offers a wide range of boutique fashion retailers, trendy restaurants, and upcoming mixed-use developments.

LOCATION

Highly desirable area on the east-side of Main Street between East 20th and East 21st Avenue. The property is centrally located in Vancouver which offers convenience to Downtown Vancouver, Burnaby, and Richmond.

BUILDING HIGHLIGHTS

- Floor to ceiling windows offering natural light
- Exceptional signage potential
- New construction
- Prime corner unit

SIZE

Approx. 1,213 square feet

BASIC RENT

\$55.00 per square foot, per annum

ADDITIONAL RENT (2017)

Estimated at \$12.00 per square foot, per annum and 5% management fee

ZONING

C-2 Commercial District, which allows for general retail and office use

LOADING BAY

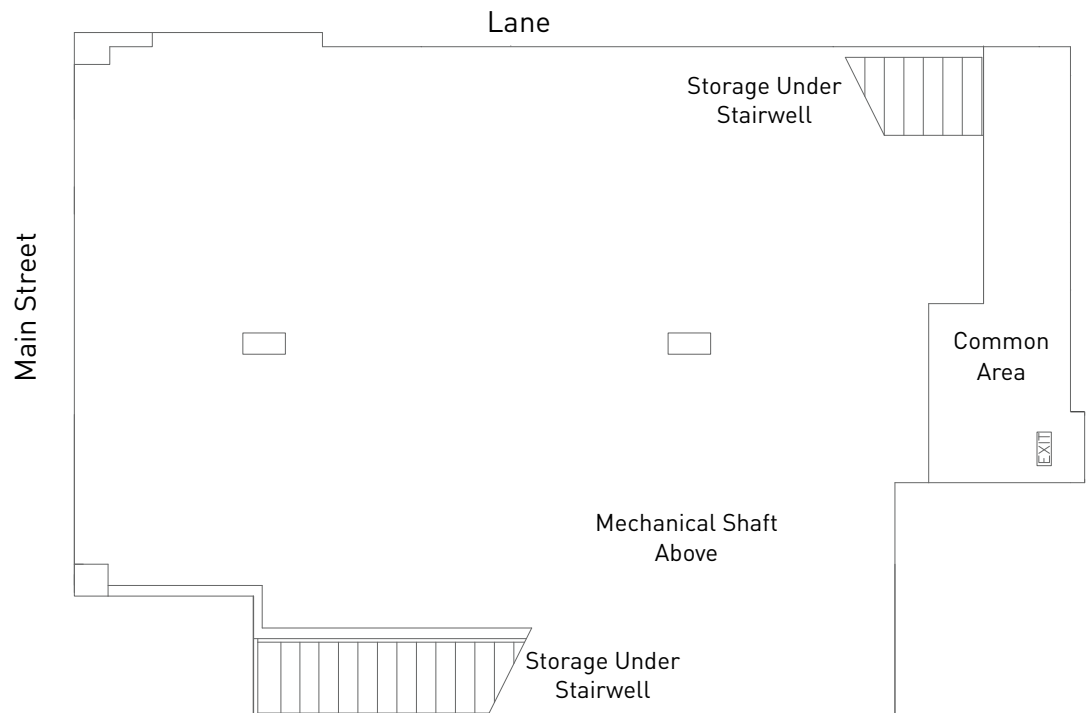
1 loading bay at the rear of the building

PARKING

Abundant street parking

CEILING HEIGHT

15 feet



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