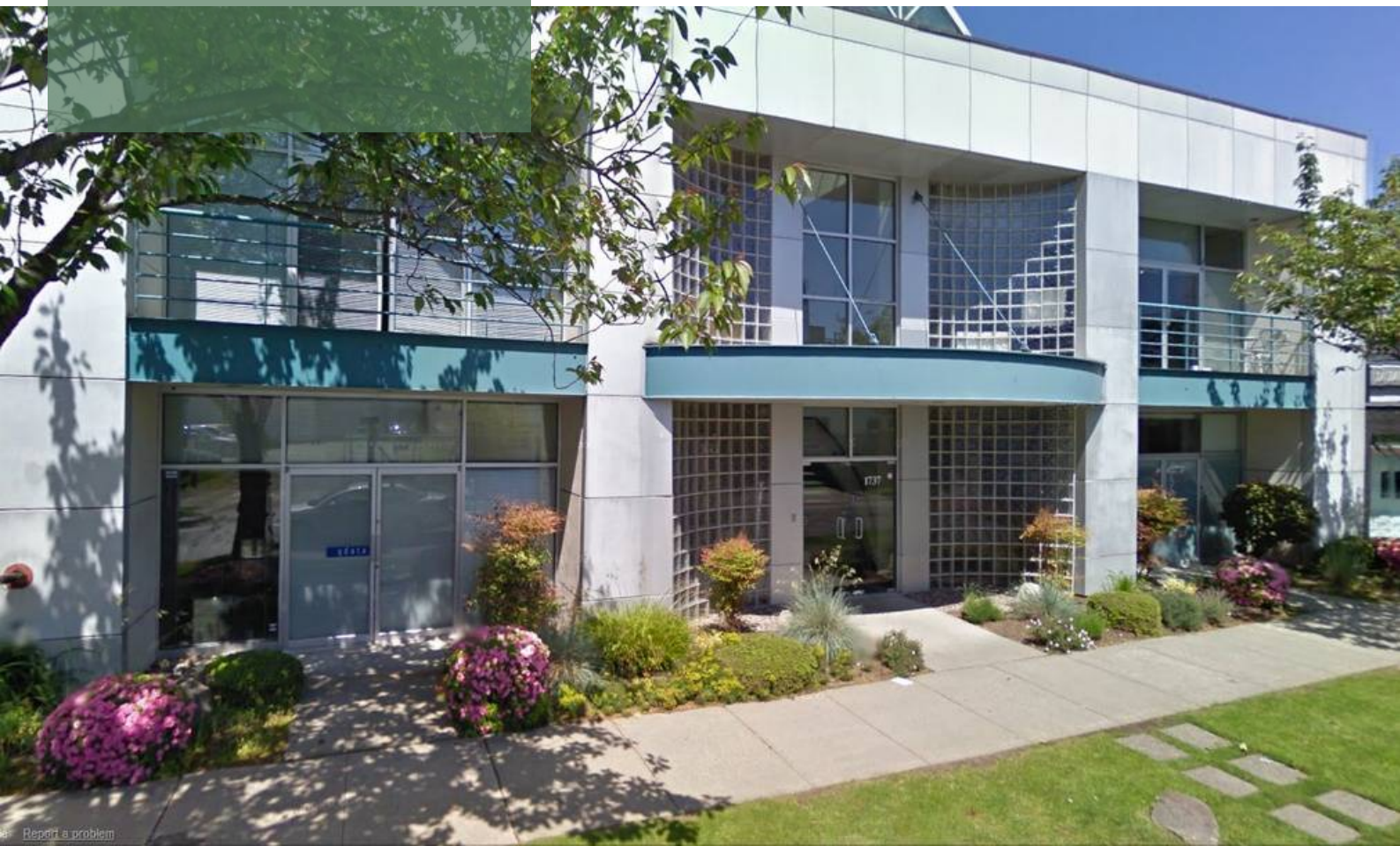


# FOR LEASE

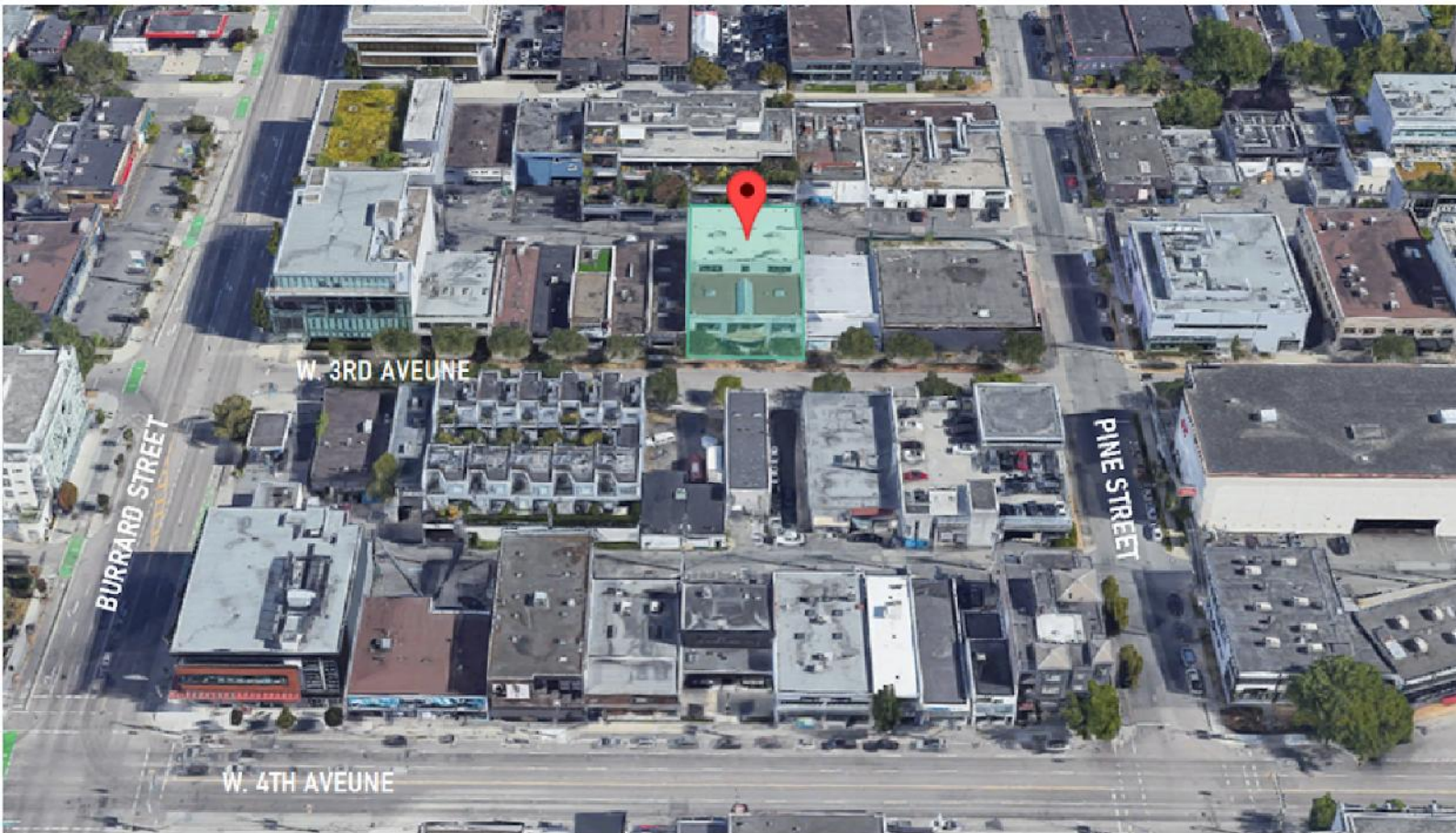
UNIT 230  
1737 W. 3RD AVENUE  
VANCOUVER, B.C.



**CONTACT:**  
DAMIEN ROUSSIN

**DORSET REALTY GROUP**  
DAMIENROUSSIN@DORSETREALTY.COM  
604-270-1711 EXT. 143





## THE BUILDING:

Norsan Place is located just a block East of Burrard Street, on West 3rd Avenue. Comprised of mixed professional uses, Norsan Place is a well kept and stylish office building. Neighbours include luxury car dealerships, many upscale retailers and leading-edge professionals. Underground parking is available for rent, and street parking can be found.

Units 212 & 230 can be leased separately or together.

<b>ADDRESS:</b>	1737 W. 3RD AVENUE, VANCOUVER, B.C. V6J 1K7
<b>ZONING:</b>	IC-1
<b>WALK SCORE:</b>	98 - WALKER'S PARADISE
<b>TRANSIT SCORE:</b>	78 - EXCELLENT TRANSIT

## UNIT 230 - 1737 W. 3RD AVE.

- 3,692 SQUARE FEET
- LOFT OFFICE SPACE
- GLASS WALLS
- LARGE BOARDROOM
- KITCHEN
- COPY ROOM
- STORAGE SPACE
- \$25.00 PSF/MONTH BASE RENT
- \$14.00 PSF/MONTH OP COST  
(2022 ESTIMATE)

