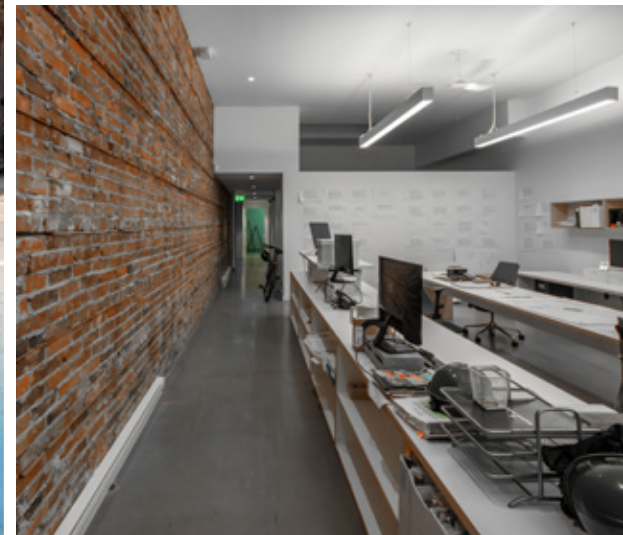


the wenonah.

FOR LEASE | 2705 MAIN STREET | CHARACTER MOUNT PLEASANT OFFICE/RETAIL OPPORTUNITY



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the building + location.



Originally constructed in 1913, **The Wenonah** showcases exquisite craftsmanship in a remarkable office/retail space. The building features intricate cornices and a distinctive terra cotta facade, and has undergone a complete renovation, including a facade restoration of the retail spaces. With excellent street front exposure, large retail windows, and 12-foot ceilings, The Wenonah offers an exceptional retail opportunity in the heart of Vancouver's sought-after Mount Pleasant district.

Mount Pleasant is one of Vancouver's most rapidly evolving neighborhoods, rich in culture and brimming with new developments in a diverse mix of heritage and contemporary buildings. With the recent completion of the Independent, Duke, and Vya Living developments, there are currently more than 500 new residential strata units in the immediate area. Bustling with hip restaurants like Sing Sing and Burdock & Co., as well as unique boutique retailers such as 8th and Main, Much and Little, and The Corner Store, the South Main (SoMa) district is a strategic location for any emerging business.



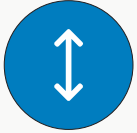
the features.



High profile office/retail opportunity located on Main Street



Recently-renovated character property with unique heritage facade, brick, and stained glass transom windows



Soaring 12 foot ceilings throughout



Large windows offering prominent signage potential and abundant natural light



Private kitchenette

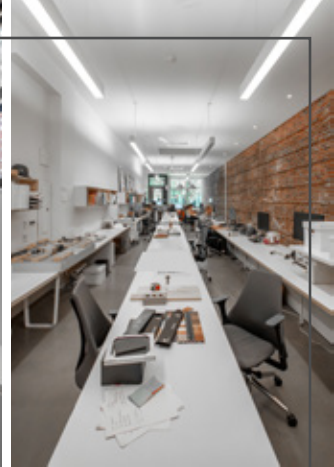


Two private washrooms with one shower

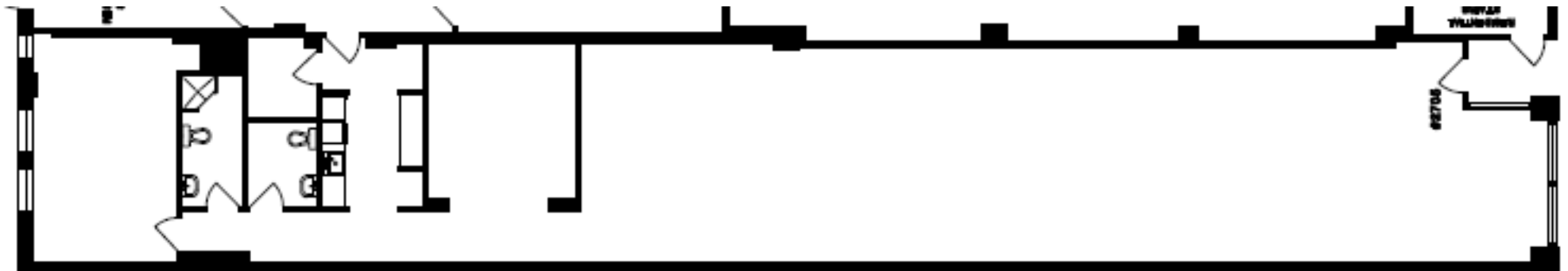


In close proximity to many popular restaurants, cafés, and boutiques





floor plan + salient facts.



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	ZONING:	AVAILABILITY
2,660 SF (Approx.)	\$50.00 PSFPA	\$18.21 (2024 est.)	\$15,119.88/month + GST	C-3A Commercial	November 1, 2024

¹All sizes are approximate and subject to verification

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.

*Floor plan may not be 100% accurate and is subject to verification.

GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

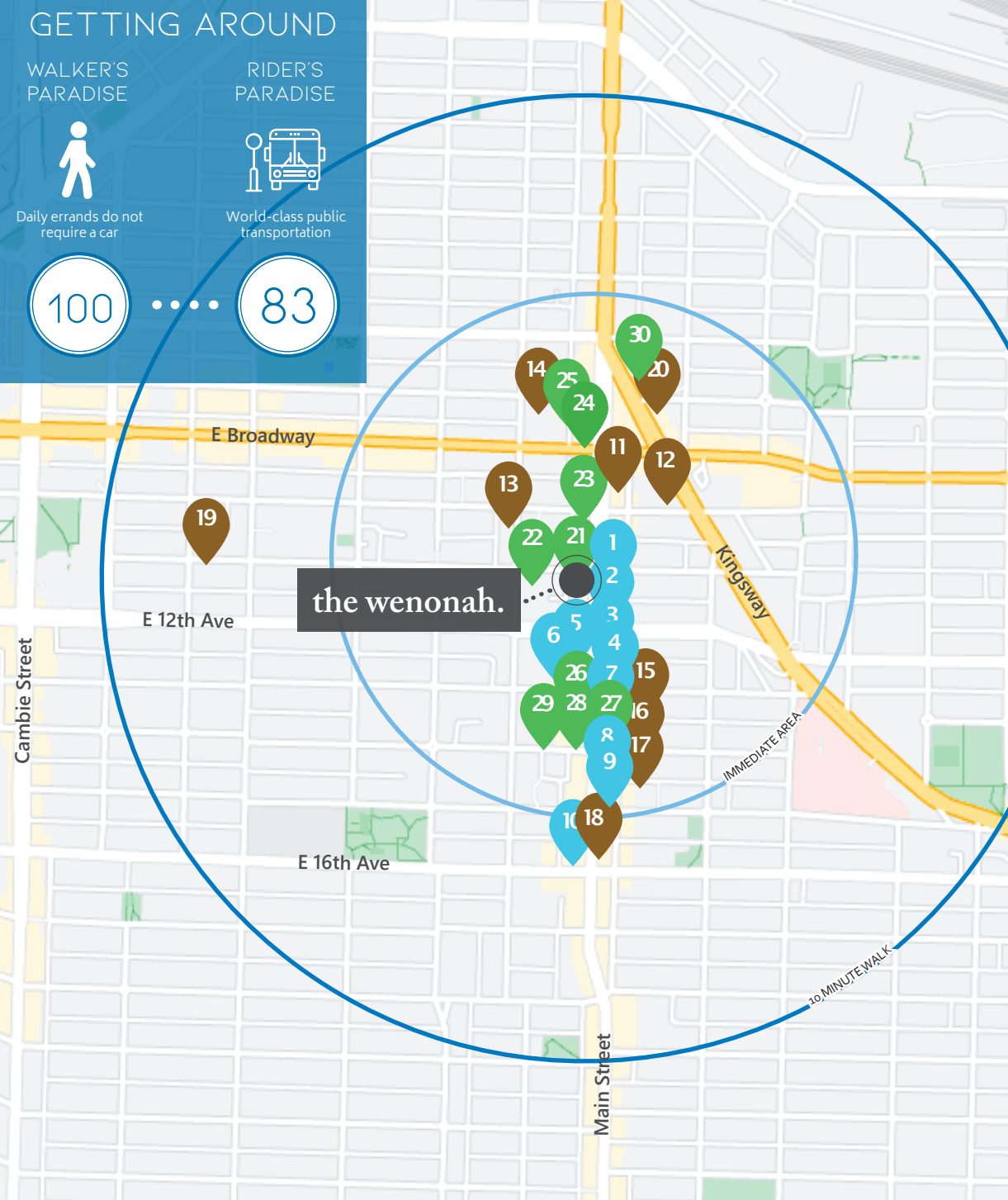
RIDER'S PARADISE



World-class public transportation

100

83



DINING + COCKTAILS

1. Tocador
2. The Cascade Room
3. Burdock & Co
4. Sing Sing
5. Afuri Ramen
6. Maizal RMF
7. Maruhachi
8. Sushi Mura
9. Burgoo
10. Toshi Sushi

COFFEE + CASUAL FARE

11. Bean Around The World
12. Thierry
13. The Federal Store
14. Melo Patisserie
15. 49th Parallel Café
16. Forecast Coffee
17. JJ Bean Coffee Roasters
18. Caffe Mira
19. Elysian Coffee
20. Whisk Matcha Cafe

AMENITIES + SHOPPING

21. Parliament Interiors
22. Blossom & Vine Floral Co
23. The Corner Store
24. Much & Little
25. Cream Mint Florist
26. Turnabout
27. bed
28. Tisol
29. Save-On-Foods
30. Mount Pleasant Community Centre



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