

FOR LEASE | OFFICE/WAREHOUSE
3687 EAST 1ST AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 2,761 SF High Exposure Office/Showroom/Storage Unit
- ▶ 1st Avenue & Boundary Road Location
- ▶ Immediate Highway Access

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Location

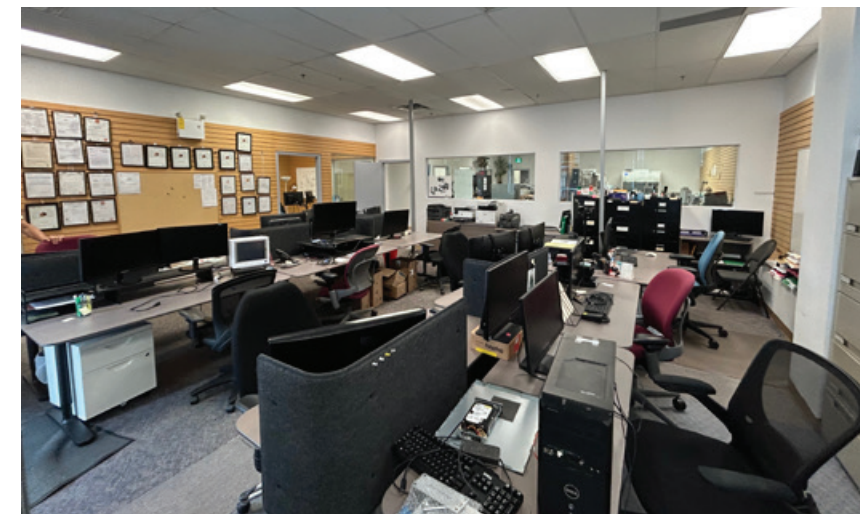
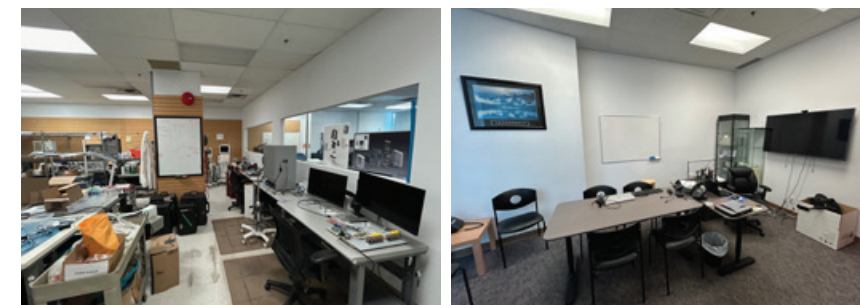
The subject property is situated in a high-profile location with large street frontage and exposure at the northwest corner of 1st Avenue and Boundary Road. Immediate access to Boundary Road, 1st Avenue, and ramp to Highway 1.

Features

- ▶ Central location with immediate highway access
- ▶ High profile architecturally designed complex
- ▶ Excellent identification
- ▶ Grade loading
- ▶ HVAC
- ▶ Three (3) private offices
- ▶ Open plan office/showroom area
- ▶ Sprinklered
- ▶ 3-phase power
- ▶ 12' warehouse ceiling approx.

Parking

Four (4) designated on-site parking stalls at no additional charge



Available Space

2,761 SF ground floor unit

Net Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$11.82 PSF (2024)

Total Monthly Rent

\$8,241.59 plus GST

Availability

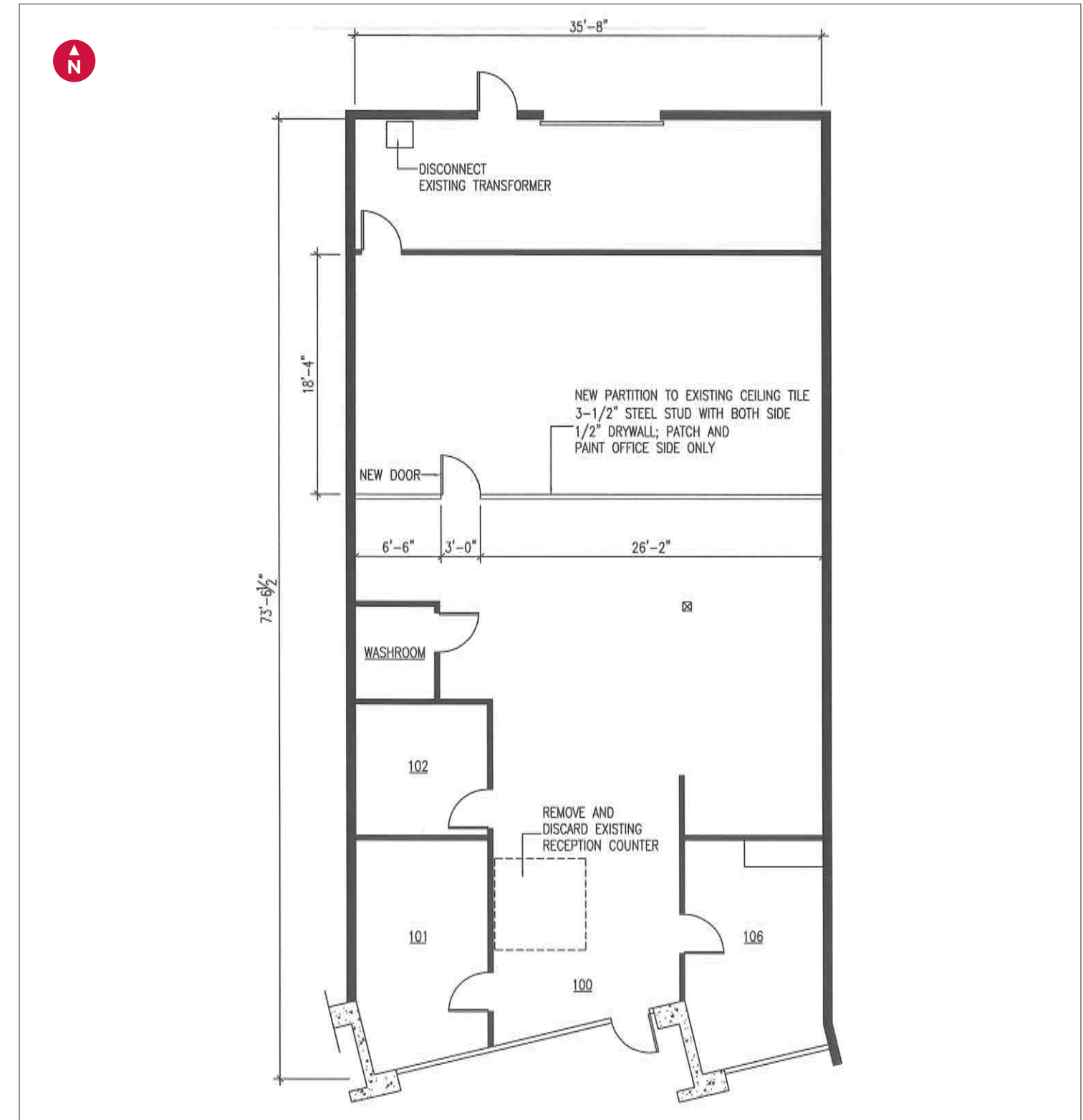
Contact agent

Zoning

I-2 (Industrial) – contact agent for detailed zoning information.



Floor Plan



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