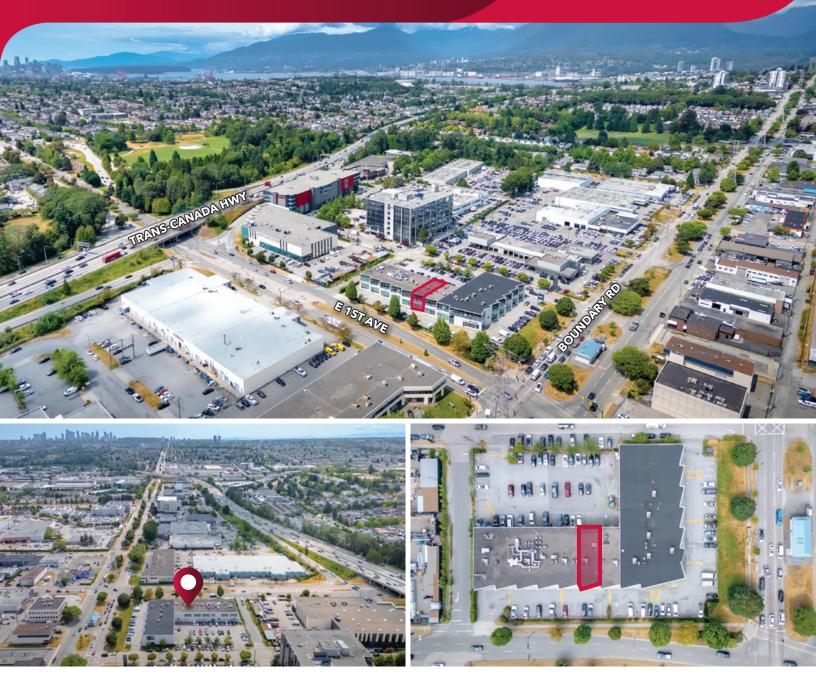
## FOR LEASE | OFFICE/WAREHOUSE 3687 EAST 1ST AVENUE VANCOUVER, BC





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

Chris McIntyre Personal Real Estate Corporation D 604.630.3392 C 604.889.0699 chris.mcintyre@lee-associates.com

Ryan Barichello D 604.630.3371 C 604.889.4146 ryan.barichello@lee-associates.com

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



**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.



#### Location

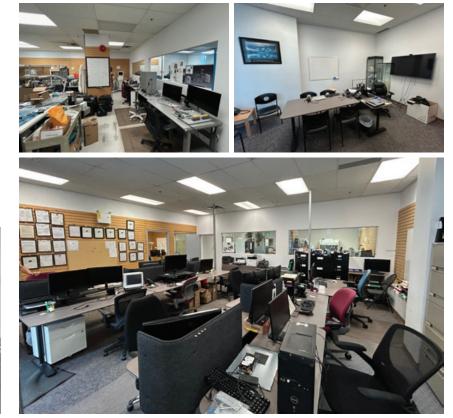
The subject property is situated in a high-profile location with large street frontage and exposure at the northwest corner of 1st Avenue and Boundary Road. Immediate access to Boundary Road, 1st Avenue, and ramp to Highway 1.

#### 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.

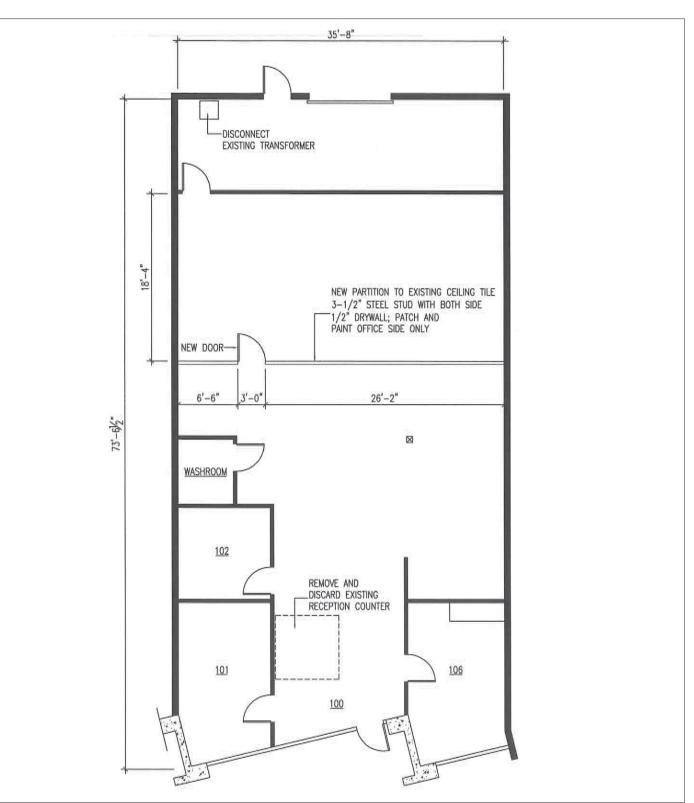
### Parking

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



#### **Floor Plan**

R

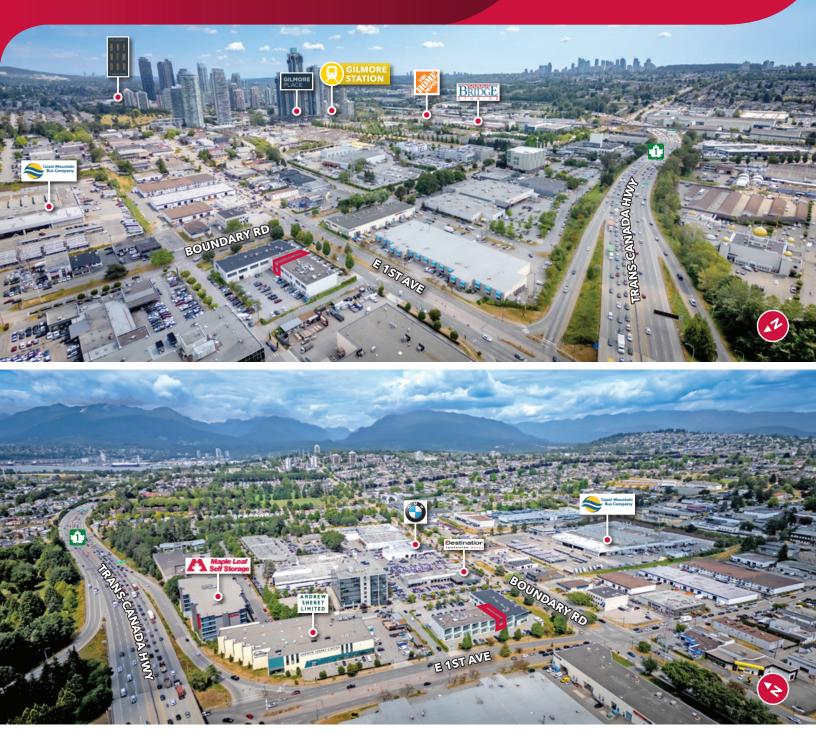






# FOR LEASE | OFFICE/WAREHOUSE 3687 EAST 1ST AVENUE VANCOUVER, BC





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