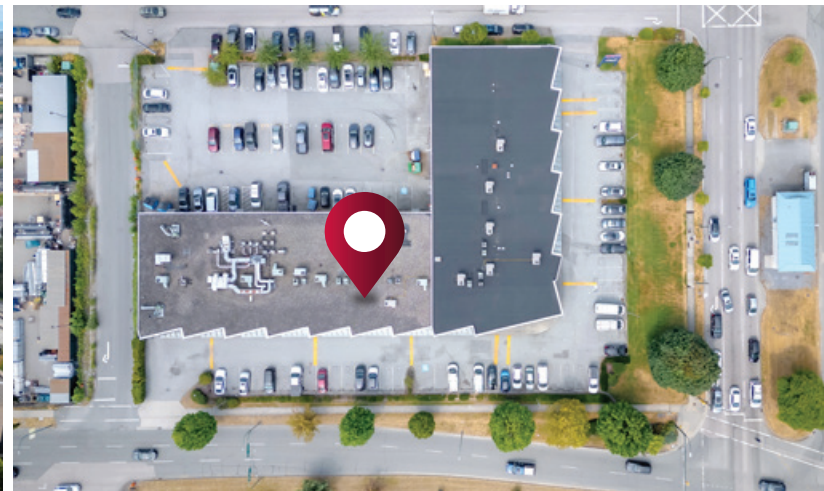


FOR LEASE | OFFICE
#210 - 3689 EAST 1ST AVENUE
VANCOUVER, BC

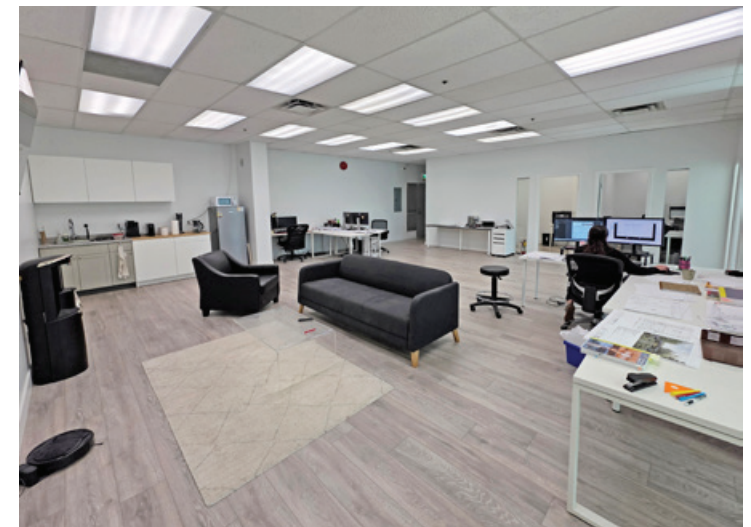
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,445 SF High Exposure Second Floor Office Unit
- ▶ 1st Avenue & Boundary Road Location
- ▶ Immediate Highway Access

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Available Space

1,445 SF second floor office unit

Net Lease Rate

\$21.00 PSF

Taxes & Operating Costs

\$15.10 PSF (2026)

Total Monthly Rent

\$4,347.04 plus GST

Availability

Immediate

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
- ▶ HVAC
- ▶ Five (5) private offices
- ▶ Open plan office
- ▶ Sprinklered
- ▶ 3-phase power
- ▶ Kitchenette
- ▶ Elevator
- ▶ Professionally managed complex

Parking

Three (3) designated on-site parking stalls at no additional charge

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