

FOR LEASE | COMMERCIAL  
2<sup>ND</sup> FLOOR - 68 EAST 1<sup>ST</sup> AVENUE  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Approximately 2,297 SF**
- ▶ **Prime False Creek Office/Production Building**
- ▶ **Walking Distance to SkyTrain Stations**

### **The Opportunity**

This 2,297 SF concrete and glass space offers an opportunity to locate in the highly sought-after Olympic Village neighbourhood surrounded by major transportation nodes. This incredibly central location is within a five-minute drive of downtown with far less congestion and at a significantly lower cost.

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**Available Areas**

2,297 SF

*All measurements are approximate and must be verified by the tenant.*

**Basic Rent**

\$35.00 PSF net

**Taxes & Operating Costs**

\$18.50 PSF (2026 estimate)

**Availability**

Immediate

**Parking**

Secured underground parking

**Location**

The subject property is located on the south side of East 1st Avenue in the commercial district of False Creek. This location allows exceptional access to public transit via SkyTrain, with Olympic Village and Broadway-City Hall stations only minutes away.

**Zoning**

M-2 – zoning is intended to permit a wide range of industrial commercial uses including offices, brewing or distilling, software, school (vocational or trade), laboratory, wholesaling, manufacturing, post production, and some service based businesses.

**Features**

This office/production/warehouse building is unique to the area as it offers high quality with concrete construction, contemporary steel accents, abundance of glass, and significant sustainability features.

- ▶ Perimeter window glazing
- ▶ Kitchenette
- ▶ Two private washrooms
- ▶ Oversized passenger elevator (5,000 lb walk through)
- ▶ Fully sprinklered building
- ▶ 3-phase electrical service (60 amps)
- ▶ Common entrance lobby
- ▶ Close to public transit

**FLOOR PLAN**

