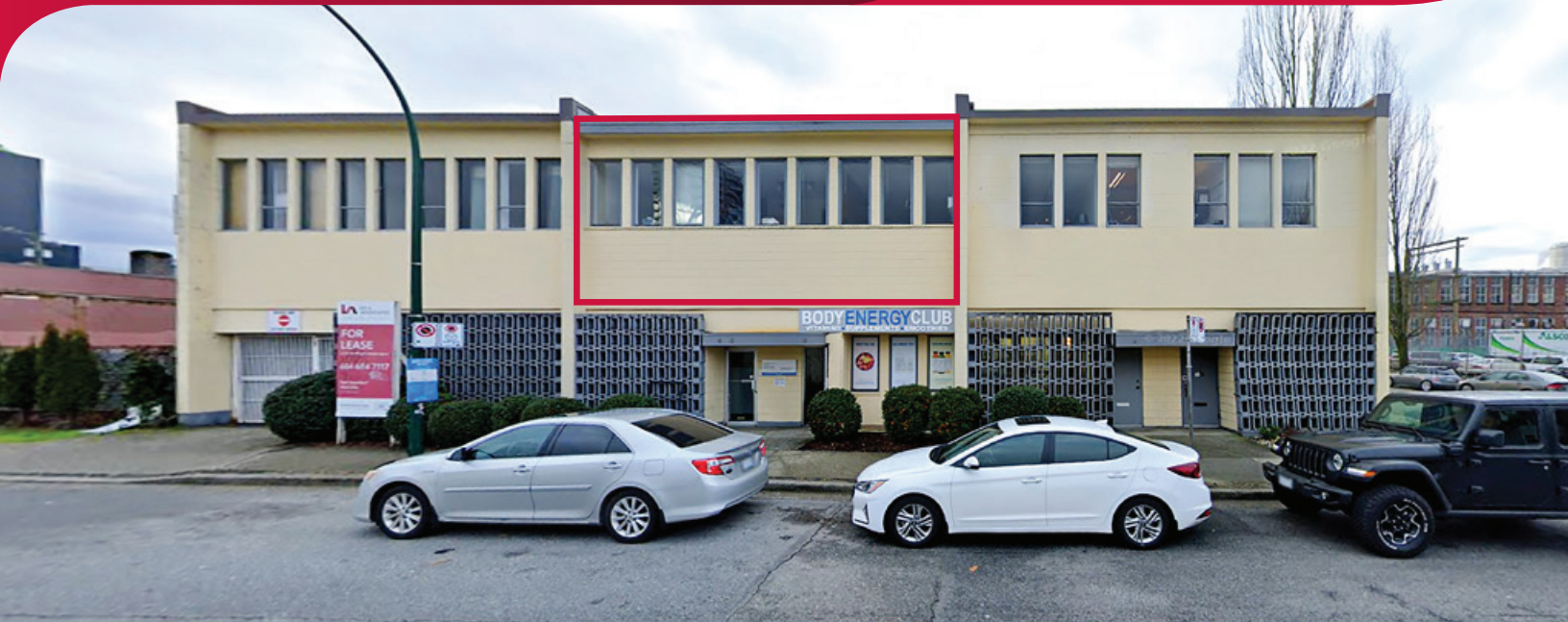


FOR LEASE | INDUSTRIAL/OFFICE  
12 EAST 3RD AVENUE  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,012 SF Recently Renovated Second Floor Office/Production Space**
- ▶ **Prime False Creek Location**

### Location

Located at the corner of East 3rd Avenue and Ontario Street. This unique area is home to many service-oriented businesses, wholesaling, and high-tech operations. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

### Highlights

- ▶ Private offices
- ▶ Production areas
- ▶ Fully HVAC
- ▶ Boardroom

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# FOR LEASE | INDUSTRIAL/OFFICE

## 12 EAST 3RD AVENUE

### VANCOUVER, BC

### Zoning

I-1 (Light Industrial District) allows for most manufacturing, animation, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office, and some service-based businesses.

### Features

- ▶ HVAC system in place
- ▶ 2 private washrooms
- ▶ 10 foot ceilings
- ▶ Exposed wooden beams
- ▶ Ample natural light
- ▶ 1 second floor elevated double loading door at the rear
- ▶ Multiple private offices
- ▶ Production areas
- ▶ Open work stations
- ▶ Kitchen/lunchroom

### Available Space

3,012 SF office/production space

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

### Parking

2 parking stalls available at market rates

### Lease Rate

\$18.00 PSF

### Taxes & Operating Costs

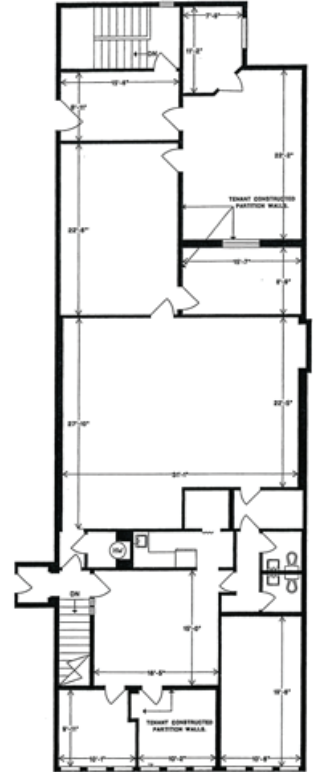
\$16.98 PSF (2025 Estimate)

### Availability

Immediate

### Lease Term

3 to 5 years or longer



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