

FOR LEASE | INDUSTRIAL
75 WEST 3RD AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 12,150 SF Office/Production/Warehouse Space
- ▶ Corner Location

Location

Located at the corner of West 3rd Avenue and Manitoba 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.

Mitch Ellis

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Zoning

I-1 (Light Industrial) – allows for a wide variety of uses, including office, showroom, manufacturing, storage, wholesaling, post-production, distribution and some service based businesses.

Features

- ▶ Newly improved, recently renovated
- ▶ Private washrooms, kitchen area, boardroom
- ▶ Bright offices with ample window line
- ▶ Showroom potential
- ▶ High ceilings
- ▶ Mix of both private offices and open floor plan
- ▶ Signage opportunity
- ▶ Excellent transit access
- ▶ Parking available
- ▶ Ample natural light
- ▶ Heavy power

Available Space

Warehouse	9,650 SF
Office/Production	2,500 SF
Total	12,150 SF

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

Lease Rate

\$20.00 PSF

Taxes & Operating Costs

\$10.00 PSF (2023 Estimate)

Lease Term

3 to 5 years or longer

Availability

April 1, 2023



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