



▶ **8,918 SF Main/Cambie Industrial Building**
▶ **Office/Showroom/Warehouse Space**

Location

The subject property is located on the south side of East 4th Avenue in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street with abundant cafés, restaurants, and breweries nearby.

Highlights

- ▶ Natural light throughout office and warehouse area
- ▶ Exposure location
- ▶ Recent upgrades
- ▶ Above R & B Brewing Co. and Pizza House
- ▶ Operable windows

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

FOR LEASE | INDUSTRIAL 54A & 66 EAST 4TH AVENUE VANCOUVER, BC

Zoning

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

Features

- ▶ Dock level loading
- ▶ 10'-12' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ North Shore views
- ▶ Newly painted (54A East 4th)
- ▶ Private offices and open areas
- ▶ Boardroom (66 East 4th)
- ▶ Heavy power
- ▶ Private entrance (66 East 4th)
- ▶ Kitchen area (66 East 4th)

Lease Term

3 to 5 years or longer

Available Spaces

54A EAST 4TH AVENUE

Office/Warehouse/Production 4,500 SF

66 EAST 4TH AVENUE

Warehouse 2,961 SF

Office 1,457 SF

Total 4,418 SF

54A & 66 EAST 4TH AVENUE

8,918 SF*

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

Basic Lease Rate

\$20.00 PSF per annum

Taxes & Operating Costs (2023 Estimate)

\$12.70 PSF per annum (includes hydro)

Availability

30 to 60 days

