



- ▶ **5,380 SF Office/Showroom/Warehouse Space**
- ▶ **Main/Cambie Industrial Building**

Location

The subject property is located on the south side of West 5th 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.

Ryan Saunders

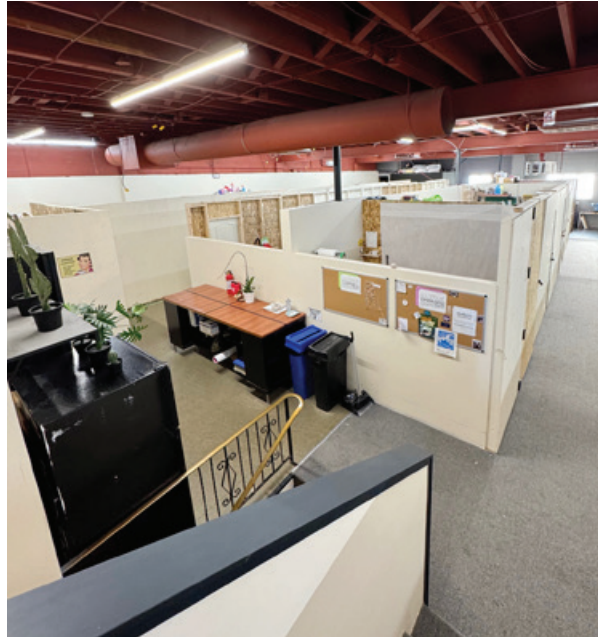
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Highlights

- ▶ Natural light throughout office and warehouse
- ▶ Exposure Location
- ▶ Recent upgrades
- ▶ Across from Terra Breads



Zoning

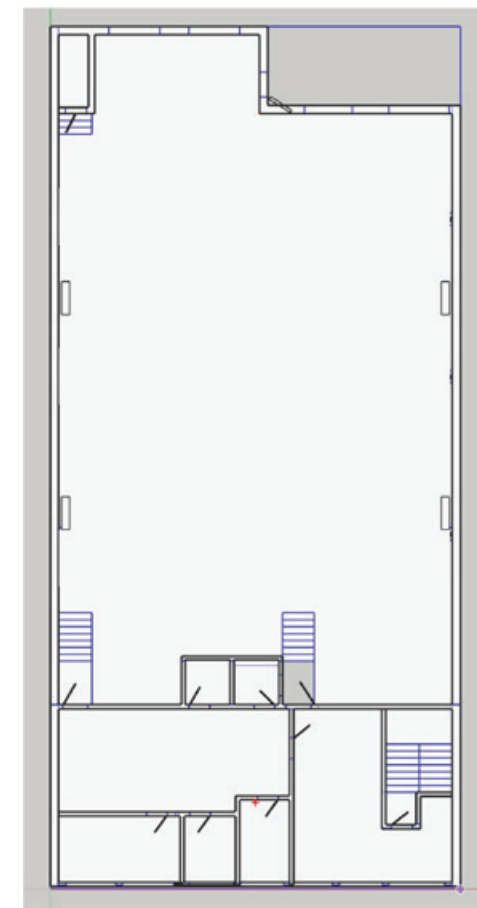
I-1 (Light Industrial District) allows for most manufacturing, ancillary retail use, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

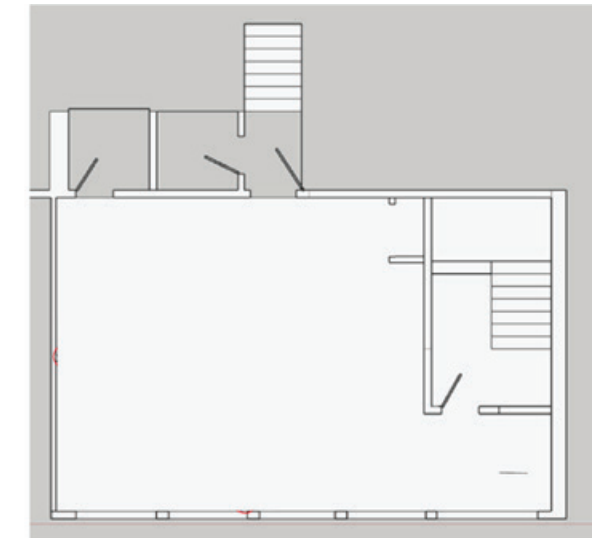
- ▶ Dock level loading
- ▶ 10' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ 2 private washrooms
- ▶ Newly painted
- ▶ Private offices and open areas
- ▶ Heavy power
- ▶ Kitchenette
- ▶ HVAC



Floor Plan



Main warehouse and top floor



Lower level

Legal Description

Lot 6, Block 32, District Lot 200A, Plan 197
 PID: 015-558-339

Available Space*

5,380 SF office/production/warehouse

Lot Size

49.5' x 122' of frontage/exposure

Lease Rate

\$18.00 PSF per annum

Taxes & Operating Costs

\$11.25 PSF per annum (2025)

Lease Term

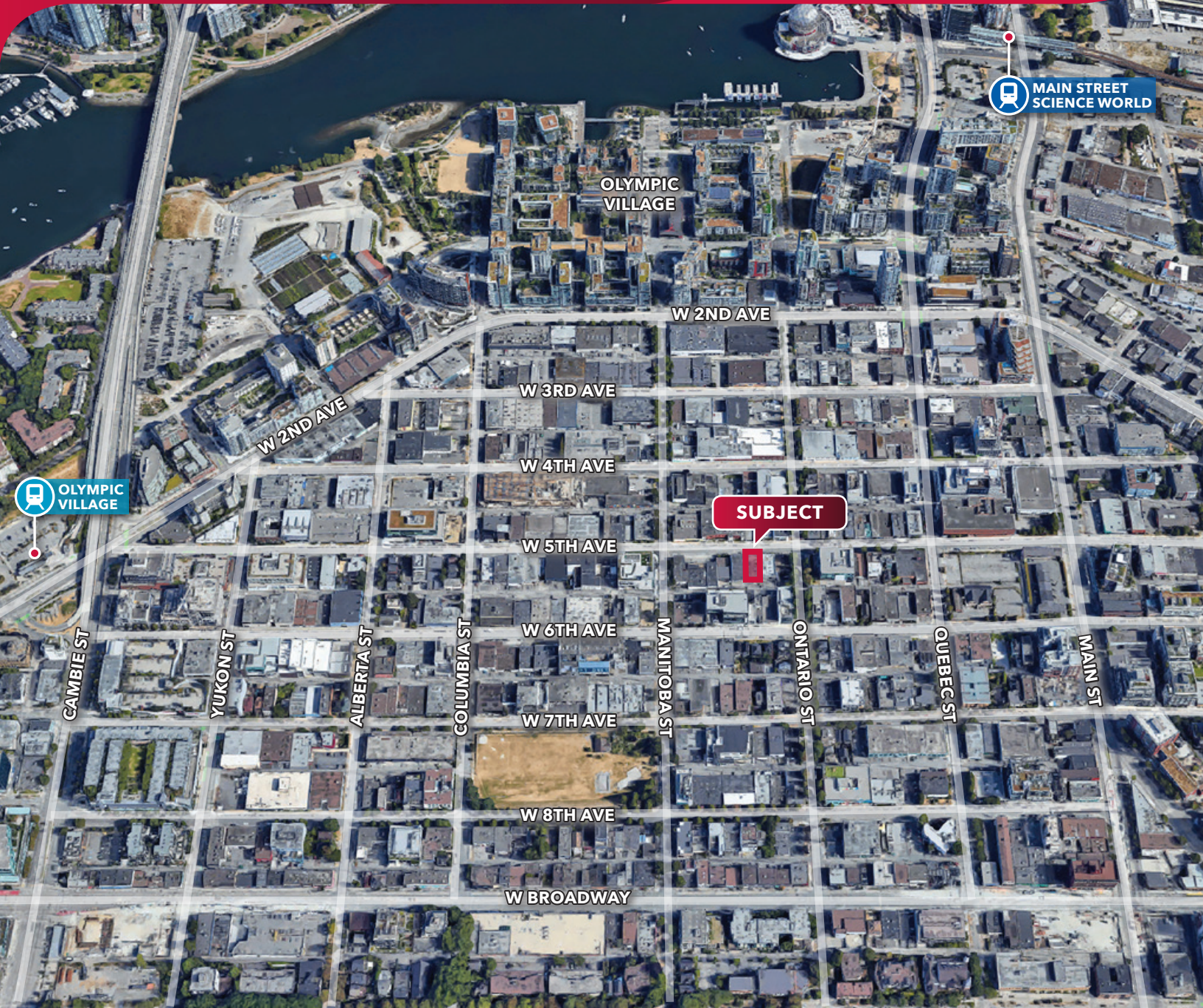
3 to 5 years or longer

Availability

March 1, 2025

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

FOR LEASE | INDUSTRIAL
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VANCOUVER, BC



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