

- ▶ **1,100 SF to 1,700 SF Units Available**
- ▶ **Warehouse/Production Unit**

### Location

Situated on the north side of East 6th Avenue, just west of Main Street, this area is home to many service oriented businesses, wholesaling, light manufacturing, film and television related businesses. This location offers excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

### Highlights

- ▶ Heavy power
- ▶ Underground parking
- ▶ Concrete construction
- ▶ Freight elevator access from parkade

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### Zoning

I-1 (Light Industrial)

### Features

- ▶ Heavy power
- ▶ Open concept/concrete floors
- ▶ Freight elevator access (4,000 lbs)
- ▶ Parking available
- ▶ Kitchenette

### Available Area

Unit	Size	Lease Rate	Monthly Gross Rent	Availability
102	1,600 SF	\$30.00 PSF	\$5,854.67 + GST	Immediate
104	1,700 SF	\$20.00 PSF	\$4,803.00 + GST	Immediate
303	1,100 SF	\$20.00 PSF	\$3,108.42 + GST	Immediate

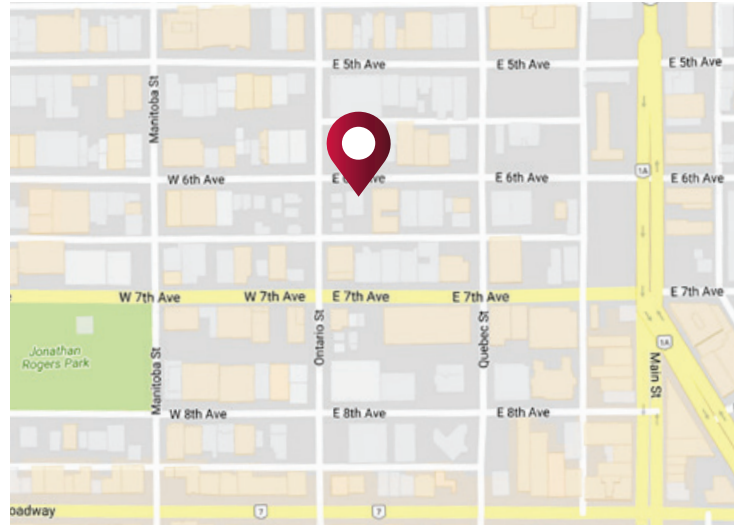
\* All measurements are approximate and must be verified by the tenant.

### Taxes & Additional Rent (2021 Estimate)

\$13.91 PSF

### Leasing Term

3 to 5 years preferred



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