



- ▶ **10,600 SF Office/Production/Warehouse Space**
- ▶ **Prime Cambie & Main Location**

Location

The subject property is well located in the Cambie and Main Industrial area of Vancouver. This convenient location provides easy access to the downtown core, the Broadway Corridor and offers many employee amenities nearby such as restaurants, banks, shopping and a park. Specifically, the property is located on the corner of West 6th Avenue and Columbia Street.

Highlights

- ▶ Corner location
- ▶ Newly improved production space
- ▶ Fully wired
- ▶ Close to transit

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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

- ▶ Fiber installed and available to this building
- ▶ Newly improved, recently renovated
- ▶ Private washrooms, kitchen area, boardroom
- ▶ Ample natural light
- ▶ Heavy power
- ▶ Bright offices with ample window line
- ▶ Showroom potential
- ▶ High ceilings
- ▶ Signage opportunity
- ▶ Excellent transit access
- ▶ Parking available (6 stalls)
- ▶ Mix of both private offices and open floor plan

Loading

2 grade level loading doors

Available Space

Warehouse	5,300 SF
Office/Production	5,300 SF
Total	10,600 SF

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

Lease Rate

\$22.00 PSF

Additional Rent (2023 Estimate)

\$10.50 PSF

Availability

Immediate



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