



- ▶ 10,000 SF Office/Production Space
- ▶ Fully Furnished and Move-In Ready

Location

The subject property is located on West 6th Avenue and Manitoba Street 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.

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Highlights

- ▶ Natural light throughout the space
- ▶ Branding opportunities
- ▶ Recent capital upgrades
- ▶ Close to Jonathan Rogers Park
- ▶ Walking distance to transit

FOR LEASE | INDUSTRIAL
60 WEST 6TH AVENUE
VANCOUVER, BC

Available Space

Office/production – 10,000 SF

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

Basic Lease Rate

\$25.00 PSF per annum

Taxes & Operating Costs

\$12.50 PSF per annum
 (2025 estimate)

Lease Term

3 to 5 years (shorter term available)

Parking

Parking stalls at \$150.00 per stall plus GST

Availability

Immediate



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

- ▶ Unparalleled Mount Pleasant location
- ▶ Fully HVAC controlled offices
- ▶ Newly improved office/production space
- ▶ 10' ceiling height (approx.)
- ▶ Fully furnished lunchroom area
- ▶ Private washrooms with shower
- ▶ Parking stalls at rear
- ▶ Alarm system in place
- ▶ 16 private offices
- ▶ Heavy power
- ▶ Server and storage rooms
- ▶ Boardrooms/meeting rooms

FLOOR PLAN

