



- ▶ **4,000 SF Main/Cambie Industrial Building**
- ▶ **Office/Showroom/Warehouse Space**

Location

The subject property is located on the corner of 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.

Highlights

- ▶ Natural light throughout offices
- ▶ Exposure corner location
- ▶ Recent upgrades
- ▶ Close to Jonathan Rogers Park

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
76 WEST 6TH 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.)
- ▶ 3 parking stalls at rear
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ Newly renovated
- ▶ Private offices and open areas
- ▶ Heavy power

Parking

3 parking stalls at \$150.00 per stall plus GST

Available Space

Office/Warehouse/Production – 4,000 SF

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

Basic Lease Rate

\$25.00 PSF per annum

Taxes & Operating Costs (2024 Estimate)

\$10.00 PSF per annum

Lease Term

3 to 5 years

Availability

April 1, 2024

