



- ▶ **3,750 SF Main/Cambie Industrial Building**
- ▶ **Office/Showroom/Warehouse Space**

Location

The subject property is located on West 8th 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.

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

Highlights

- ▶ Natural light throughout offices
- ▶ Signage opportunity
- ▶ Recent upgrades
- ▶ Across from Jonathan Rogers Park

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
- ▶ 11' ceiling height (approx.)
- ▶ 3 parking stalls at rear
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ Air conditioned offices
- ▶ Kitchen area
- ▶ Views of the city and the North Shore mountains

Parking

3 parking stalls

Available Space

Office/Warehouse/Showroom – 3,750 SF

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

Basic Lease Rate

\$17.00 PSF per annum

Taxes & Operating Costs (2024 Estimate)

\$10.00 PSF per annum

Lease Term

Flexible lease term

Availability

Immediate

