FOR LEASE | OFFICE/SHOWROOM/WAREHOUSE UNIT
1991 FRANKLIN STREET
VANCOUVER, BC

CORNER UNIT

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Location
The subject property is conveniently located in the Ironworks development, just south of Hastings Street in the heart of the Port Town neighbourhood of East Vancouver. Home to many reputable companies, this central location offers quick and easy access to the Trans-Canada Highway, Downtown, the Vancouver International Airport, and is in proximity of major transit lines and bike routes.

Features
- Showroom/office/warehouse
- Attractive landscaping
- Abundance of underground parking
- Signage available
- 26' ceiling height in warehouse
- Bike storage in parkade
- 1 grade loading door
- Gas forced heaters (warehouse)
- HVAC heating/cooling designed to an open plan (mezzanine level)
- NFPA 13 sprinkler system
- T8 high efficiency lighting
- 3 phase heavy power
- Aluminum storefront glazing
- Open plan concept, abundant natural light

Zoning
I-2 (Light Industrial)

Available Space (Approximate)
<table>
<thead>
<tr>
<th>Type</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Office/mezzanine</td>
<td>1,910 SF</td>
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<tr>
<td>Office/showroom/warehouse</td>
<td>6,131 SF</td>
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<tr>
<td>Total</td>
<td>8,041 SF</td>
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*All measurements are approximate and must be verified by the tenant

Lease Rate
$25.00 PSF

Additional Rent (2019 Estimate)
$12.50 PSF

Availability
Q2 2019 (please call listing agent)
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