



► 2,789 SF Showroom/Office/Warehouse

Location

Located at the corner of East 3rd Avenue and Ontario Street. This unique area is home to many service oriented businesses, wholesaling and high tech operations. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

Highlights

- Ground floor showroom display area
- Great exposure on Ontario Street
- Onsite parking
- Grade loading
- Recent upgrades
- Corner location

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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

- ▶ 1 grade level roll-up loading door
- ▶ Private washroom
- ▶ 1 parking stall available at market rate
- ▶ 10' ceiling height (Approx.)
- ▶ Newly renovated
- ▶ Partially air conditioned
- ▶ Exposed wooden beams
- ▶ Ample natural light
- ▶ Private offices and boardroom
- ▶ Open work stations
- ▶ Kitchen area

Available Space

2,789 SF showroom/office/warehouse space

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

Parking

1 parking stall available at market rate.

Lease Rate

\$25.00 PSF

CAM & Property Tax (2020) Estimated

\$16.05 PSF

Availability

Immediate

Lease Term

3 to 5 years



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