

FOR LEASE | OFFICE
1825 QUEBEC STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,942 SF & 1,540 SF (3,482 SF Combined) Unique Office/Production Space**
- ▶ **The Quigley Building**
- ▶ **False Creek Business District**
- ▶ **Walking Distance to SkyTrain Station**

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Available Area

Unit 201	1,942 SF
Unit 203	1,540 SF
Total	3,482 SF

Units 201 & 203 can be combined.

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

Zoning

I-1 (Light Industrial)

Asking Lease Rate

\$35.00 PSF NNN

Taxes & Operating Costs

\$16.89 PSF (2024 estimate)

Lease Term

3 to 5 years or longer

Availability

Immediate

Location

Located on the southwest corner of Quebec Street and East 2nd Avenue in the popular Cambie/Main industrial area. Home to many office, wholesaling, high-tech, light manufacturing and service-oriented businesses, this location offers quick and easy access to downtown and major transportation routes.

Description

The Quigley Building is a uniquely designed and finished three-floor building which has an abundance of natural light and 6,000 SF of office/showroom/production space per floor. In addition, this space was designed to accommodate open concept, private office with views, and has fully updated systems. The office areas include a spacious lobby, high ceilings, and exposed bricks and wood beams. The building provides convenient loading and transit nearby.

Features

- ▶ 10-12 ft clear ceiling height (approx.)
- ▶ Common loading areas
- ▶ Updated secure lobby
- ▶ Heavy electrical service
- ▶ Double-glazed windows that open
- ▶ Sandblasted bricks and wood beams
- ▶ Fully sprinklered building
- ▶ Passenger elevator
- ▶ Flexible modern open layout
- ▶ Security access
- ▶ Private washrooms
- ▶ Air conditioned HVAC system



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