

AVAILABLE PROPERTIES

METRO VANCOUVER | FALL 2023

FOR SALE OR LEASE



PRIME OFFICE/WAREHOUSE/ SHOWROOM FACILITY

57 Lakewood Drive, Vancouver

- ▶ 21,900 SF office/warehouse
- ▶ 198' x 122' lot
- ▶ 2 dock doors
- ▶ Corner building with exposure
- ▶ Fully fenced parking area/yard
- ▶ High ceilings
- ▶ Nice appointed showroom/office areas
- ▶ Concrete construction
- ▶ Heavy power
- ▶ Freight elevator to lower floor

Asking \$16,000,000

FOR SALE



FULLY LEASED STRIP MALL – THE MALCOM CENTRE

1505-1517 56th Street, Delta

- ▶ 6,229 SF building with 7 tenants
- ▶ 16,502 SF lot (115' x 143.5')
- ▶ Redevelopment potential
- ▶ Below market rental rates
- ▶ 100% leased
- ▶ Ample on-site parking
- ▶ Short term leases in place
- ▶ Exposure to 56th Street

Asking \$4,800,000

FOR LEASE



196 West 6th Avenue, Vancouver

- ▶ 10,600 SF office/warehouse
- ▶ Signage opportunity/corner location
- ▶ 2 grade level loading doors
- ▶ 12 ft ceiling height in warehouse
- ▶ 6 parking stalls
- ▶ Bright offices with ample window line

FOR LEASE



32 West 2nd Avenue, Vancouver

- ▶ 3,981 SF flex showroom/warehouse/office
- ▶ Fully HVAC with 12 ft ceiling
- ▶ Mix of private offices and open floor plan
- ▶ Newly improved
- ▶ Dock loading at rear lane
- ▶ Exposure with signage

FOR LEASE



1685 West 4th Avenue, Vancouver

- ▶ 6,777 SF second floor office space
- ▶ High ceilings
- ▶ HVAC
- ▶ Window line
- ▶ Recently upgraded
- ▶ Excellent access to transit

FOR LEASE



16 East 3rd Avenue, Vancouver

- ▶ 3,138 SF second floor office/production space
- ▶ 10 ft ceilings
- ▶ Air conditioned
- ▶ Large boardroom
- ▶ Offices with open plan area

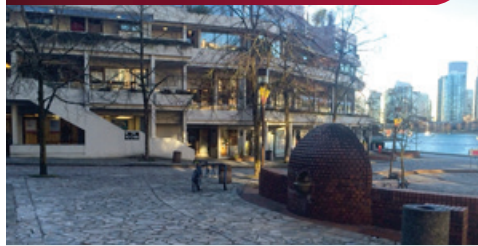
FOR SUBLEASE



1109 Venables Street, Vancouver

- ▶ 2,500 SF office/production space
- ▶ Freestanding building
- ▶ Prominent Venables location
- ▶ Signage opportunity
- ▶ 10 parking stalls

FOR LEASE



661A Market Hill, Vancouver

- ▶ 640 SF retail/office space
- ▶ Ground floor
- ▶ HVAC
- ▶ Open plan
- ▶ Close to transit
- ▶ Water view

FOR LEASE



75 West 3rd Avenue, Vancouver

- ▶ 12,150 SF production/warehouse
- ▶ Multiple private offices
- ▶ Large open high ceilings
- ▶ HVAC
- ▶ Fully wired
- ▶ Multiple grade loading doors

FOR LEASE



1614 152nd Street, Surrey

- ▶ 1,020 SF high profile corner retail space
- ▶ Signage opportunity
- ▶ Floor to ceiling double glazed windows
- ▶ Front and rear parking
- ▶ Fully HVAC
- ▶ Signage

FOR LEASE



2021 Columbia Street, Vancouver

- ▶ 3,045 SF second floor newly improved office
- ▶ High ceilings
- ▶ Open plan concept
- ▶ Recently renovated
- ▶ Fully HVAC
- ▶ Ample parking available

FOR LEASE



9275 Shaughnessy Street, Vancouver

- ▶ 2,895 SF office/warehouse
- ▶ Dock loading
- ▶ 20 ft ceilings
- ▶ 40' to 53' trailer access
- ▶ Heavy power
- ▶ Water views

FOR LEASE



9239 Shaughnessy Street, Vancouver

- ▶ 2,482 SF office/warehouse space
- ▶ 20 ft ceilings
- ▶ Dock loading
- ▶ Renovated offices
- ▶ 40' to 53' trailer access
- ▶ Heavy power

FOR SALE OR LEASE



141-151 West 5th Avenue, Vancouver

- ▶ 15,497 SF office/warehouse
- ▶ 2 dock level loading doors
- ▶ 13-14 ft ceilings
- ▶ 149.5' x 122' lot
- ▶ Mix of private offices and open floor plan
- ▶ Redevelopment site

FOR LEASE



12 East 3rd Avenue, Vancouver

- ▶ 3,012 SF second floor office/production space
- ▶ Recently renovated
- ▶ 10 foot ceilings
- ▶ Exposed wooden beams
- ▶ Post-production offices

FOR SALE OR LEASE



821 East Hastings Street, Vancouver

- ▶ 4,981 SF freestanding building
- ▶ Main floor retail, lower floor warehouse, third floor office
- ▶ Dock & grade loading
- ▶ Gated area off lane
- ▶ Zoned M-1

FOR SUBLEASE



1515 Broadway Street, Port Coquitlam

- ▶ 2,878 SF office/warehouse
- ▶ Grade loading
- ▶ 24 ft ceilings
- ▶ Tilt-up concrete construction
- ▶ 3-phase power
- ▶ Clean industrial park

FOR LEASE



28 West 5th Avenue, Vancouver

- ▶ 5,380 SF office/studio/production/warehouse
- ▶ Dock loading
- ▶ HVAC with heavy power
- ▶ Multiple private offices, open workstations
- ▶ 10 foot ceilings
- ▶ Newly renovated

FOR SALE | PRICE REDUCED



1249-1257 East Pender Street, Vancouver

- ▶ 6,740 SF land development site
- ▶ 55.3' x 122' lot
- ▶ East Vancouver location
- ▶ Owner/user opportunity
- ▶ Desirable Clark Drive Area
- ▶ Build-to-suit opportunity available

FOR LEASE



25 East 6th Avenue, Vancouver

- ▶ 1,600 / 1,700 / 3,400 SF options
- ▶ Underground parking
- ▶ Heavy power
- ▶ Large freight elevator to upper floors
- ▶ Concrete construction

FOR LEASE



54A East 4th Avenue, Vancouver

- ▶ 4,500 SF office/warehouse
- ▶ Dock loading
- ▶ High ceilings
- ▶ Concrete construction
- ▶ Heavy power
- ▶ Private offices and open area

FOR LEASE



76 West 6th Avenue, Vancouver

- ▶ 3,400 SF office/production space
- ▶ Dock loading
- ▶ Fully HVAC
- ▶ Newly improved
- ▶ Parking available
- ▶ Corner location

FOR LEASE



855 Kingsway, Vancouver

- ▶ 12,078 SF
- ▶ Small office unit with large window line
- ▶ Small garage/former car wash on-site
- ▶ Large gated parking area
- ▶ Excellent access to transit
- ▶ 99' x 122' lot

RECENT SALE TRANSACTIONS

VANCOUVER MARKET | Q2 2023



1615 Franklin Street, Vancouver

- ▶ 90,767 SF building
- ▶ SmartStop Self Storage

\$43,750,000 (\$482 PSF)



1308 Adanac Street, Vancouver

- ▶ 30,095 SF building
- ▶ Strata building

\$37,500,000 (\$793 PSF)



1153 Grant Street, Vancouver

- ▶ 1,472 SF strata unit
- ▶ Grant Street Business Park

\$1,150,000 (\$781 PSF)



228 West 7th Avenue, Vancouver

- ▶ 3,562 SF strata unit
- ▶ False Creek Business Centre

\$3,100,000 (\$870 PSF)



65 West 7th Avenue, Vancouver

- ▶ 13,337 SF building
- ▶ 8,052 SF lot

\$10,400,000 (\$779 PSF)



111 West 5th Avenue, Vancouver

- ▶ 2,640 SF freestanding building
- ▶ 4,026 SF lot

\$4,440,000 (\$1,102 PSF)



980 Clark Drive, Vancouver

- ▶ 7,628 SF building
- ▶ 6,534 SF lot

\$5,480,000 (\$700 PSF)



31 East 5th Avenue, Vancouver

- ▶ 4,282 SF building
- ▶ 4,026 SF lot

\$4,200,000 (\$981 PSF)



8410 Fraser Street, Vancouver

- ▶ 5,293 SF strata unit
- ▶ Corner unit

\$2,670,000 (\$530 PSF)

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