

# AVAILABLE PROPERTIES

## METRO VANCOUVER | SPRING 2024

### FOR LEASE



#### FRONT CORNER UNIT AT 401 INDUSTRIAL PARK

##### 419-421 Industrial Avenue, Vancouver

- ▶ 4,339 SF warehouse/office/flex opportunity
- ▶ Affordable space
- ▶ 1 grade level loading door
- ▶ Ample on-site parking
- ▶ 20' clear ceiling height
- ▶ 3-phase power
- ▶ Modern open layout
- ▶ Functional mezzanine
- ▶ Lots of natural light

Asking \$27.00 PSF

### FOR LEASE



#### FALSE CREEK SHOWROOM/ WAREHOUSE/OFFICE SPACE

##### 32 West 2nd Avenue, Vancouver

- ▶ 3,981 SF
- ▶ Fully HVAC with 12 ft ceiling
- ▶ Air conditioned
- ▶ Large reception
- ▶ Server room
- ▶ Mix of private offices and open floor plan
- ▶ Newly improved
- ▶ Dock loading at rear lane
- ▶ Exposure to West 2nd Avenue
- ▶ Signage opportunity

Asking \$25.00 PSF

### FOR LEASE



##### 9123 Bentley Street, Vancouver

- ▶ 4,351 SF brand new warehouse unit
- ▶ 20' ceiling heights (approximate)
- ▶ 10'-12' grade loading door
- ▶ Security gate
- ▶ Open office space
- ▶ Riverworks Industrial Park

### FOR LEASE



##### 1825 Quebec Street, Vancouver

- ▶ 1,942 SF / 1,540 SF / 3,482 SF
- ▶ Brick & wood beams
- ▶ Secured lobby
- ▶ 10-12 ft ceilings, fully HVAC
- ▶ Passenger elevator
- ▶ Close to SkyTrain

### FOR SALE



##### 1661 & 1671 East Hastings Street, Vancouver

- ▶ 10,132 SF User/Developer Opportunity
- ▶ Key Hastings & Commercial Drive location
- ▶ 117' frontage along East Hastings Street
- ▶ Possible short term holding income
- ▶ Development opportunity
- ▶ Significant density opportunity



### FOR LEASE



#### 16 East 3rd Avenue, Vancouver

- ▶ 3,138 SF 2nd floor office/production space
- ▶ 10 ft ceilings
- ▶ Air conditioned
- ▶ Large boardroom
- ▶ Offices with open plan area
- ▶ Production areas

### FOR SUBLEASE



#### 1109 Venables Street, Vancouver

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

### FOR LEASE



#### 105 West 6th Avenue, Vancouver

- ▶ 4,449 SF Main & Cambie industrial building
- ▶ Front office/rear loading
- ▶ 1 grade level loading door
- ▶ Heavy 3-phase electrical service
- ▶ Open offices
- ▶ Signage opportunity

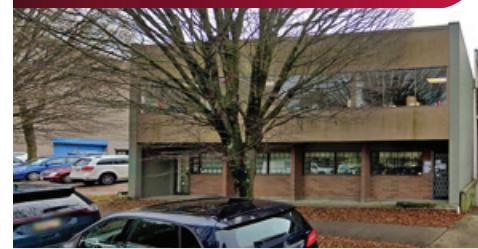
### FOR LEASE



#### 203 West 6th Avenue, Vancouver

- ▶ 3,772 SF 2nd floor office/production space
- ▶ Open and private office areas
- ▶ Abundant natural light
- ▶ Signage opportunity, private entrance
- ▶ High ceilings
- ▶ On-site parking available

### FOR LEASE



#### 114 West 8th Avenue, Vancouver

- ▶ 3,750 SF Main/Cambie Industrial Building
- ▶ Office/Showroom/Warehouse Space
- ▶ Natural light throughout offices
- ▶ Dock loading
- ▶ Recent upgrades
- ▶ Across from Jonathan Rogers Park

### 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 SALE



#### 843 East Hastings Street, Vancouver

- ▶ 12,200 sf building
- ▶ Retail / Food Manufacturing
- ▶ Lower floor warehouse
- ▶ HVAC
- ▶ 40 seat restaurant
- ▶ Owner user opportunity

### 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



#### 12 East 3rd Avenue, Vancouver

- ▶ 3,012 SF second floor office/production space
- ▶ Recently renovated
- ▶ 10 ft 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 LEASE



#### 76 West 6th Avenue, Vancouver

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

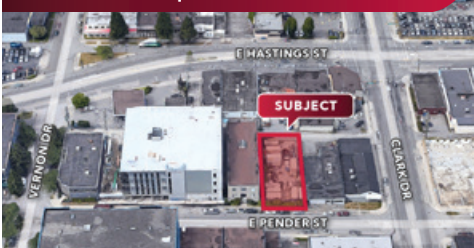
### FOR LEASE | OFFICE



#### 111 West Broadway, Vancouver

- ▶ 1,100 SF second floor office
- ▶ Minutes from Cambie Street Bridge
- ▶ Excellent access to transit
- ▶ 4 private offices
- ▶ Storage room
- ▶ Below market rent

### 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

- ▶ 1,100 & 1,700 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



#### 66 East 4th Avenue, Vancouver

- ▶ 4,418 SF flex office/warehouse space
- ▶ Recent upgrades
- ▶ Dock level loading
- ▶ 10' ceiling height (approx.)
- ▶ Heavy power
- ▶ Private offices, open areas, and boardroom

### FOR SALE



#### 1505-1517 56th Street, Delta

- ▶ Fully leased strip mall - The Malcom Centre
- ▶ 6,229 SF building with 7 tenants
- ▶ 16,502 SF lot (115' x 143.5')
- ▶ Redevelopment potential
- ▶ Below market rental rates
- ▶ Ample on-site parking



# RECENT SALE TRANSACTIONS

## VANCOUVER MARKET | Q1 2024



**SOLD**

### 1325 East Pender

- ▶ 5,311 SF freestanding building
- ▶ 5,928 SF lot

**\$3,600,000 (\$678 PSF)**



**SOLD**

### Intraurban Gateway

- ▶ 6,081 SF strata unit
- ▶ Brand new unit

**\$4,168,910 (\$686 PSF)**



**SOLD**

### 8555 Cambie Street

- ▶ 15,159 SF freestanding building
- ▶ 18,260 SF lot

**\$9,401,000 (\$620 PSF)**



**SOLD**

### 9069 Shaughnessy Street

- ▶ 2,081 SF strata unit
- ▶ 18 ft ceiling height & grade loading

**\$3,280,000 (\$615 PSF)**



**SOLD**

### 1213 Frances Street

- ▶ 7,011 SF building
- ▶ 5,602 SF lot

**\$4,900,000 (\$699 PSF)**



**SOLD**

### 1250 East Georgia Street

- ▶ 18,500 SF freestanding building
- ▶ 20,130 SF lot

**\$9,874,214 (\$533 PSF)**



**SOLD**

### 1217 East Georgia Street

- ▶ 6,277 SF building
- ▶ 6,678 SF lot

**\$3,275,786 (\$522 PSF)**

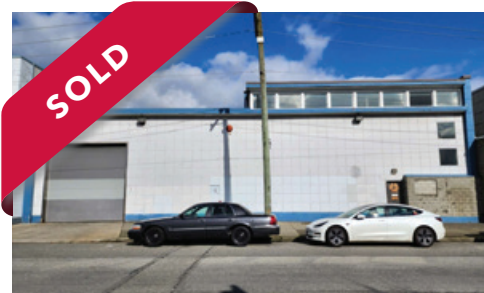


**SOLD**

### 37 East 5th Avenue

- ▶ 3,800 SF building
- ▶ 4,026 SF lot

**\$4,200,000 (\$1,105 PSF)**



**SOLD**

### 1575 Franklin Street

- ▶ 12,226 SF building
- ▶ 11,543 SF lot

**\$5,100,000 (\$417 PSF)**

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved.. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. Third-party data sources: RealNet/Altus Group.