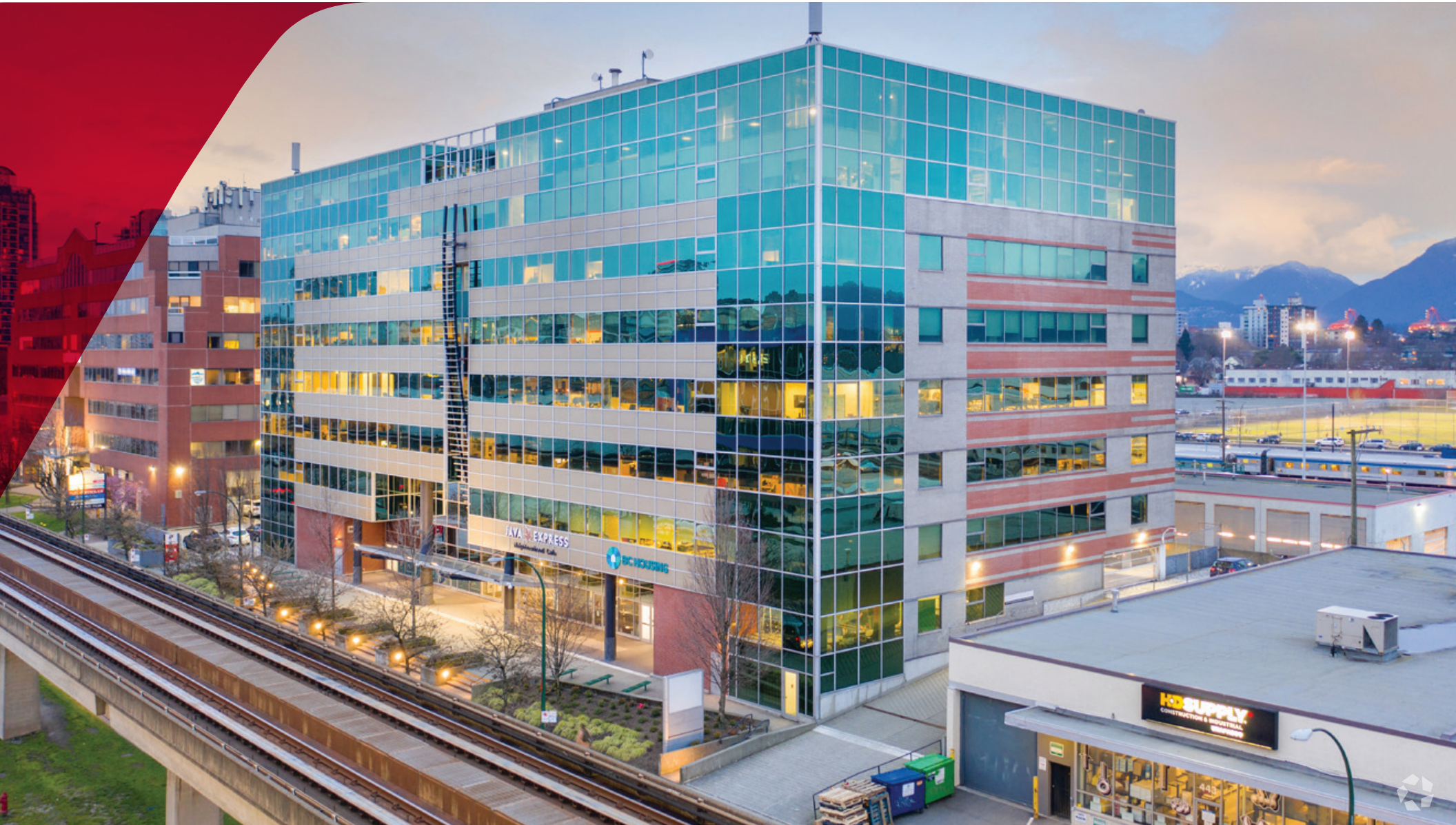


FOR LEASE | RETAIL/OFFICE
369 TERMINAL AVENUE
VANCOUVER, BC

 **LEE &
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COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

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VANCOUVER, BC

Location

369 Terminal Avenue is located in the False Creek Flats area on the north side of Terminal Avenue, close to the Main Street–Science World SkyTrain Station, VIA Rail Station, Telus World of Science, Rogers Arena, BC Place and the Olympic Village. False Creek Flats has several new developments planned or under construction.

Simon Fraser University, Emily Carr Institute of Design, British Columbia Institute of Technology and the University of British Columbia are located close by in the Finning Lands. The Vancouver Showmart and the Vancouver Giftmart are located adjacent to the Home Depot store on Terminal Avenue. St. Paul's Hospital's new site is located adjacent to the VIA Rail station with construction underway and opening in 2027.

Terminal & Main Transportation Hub

The building is close to the Main Street–Science World SkyTrain Station. Four major bus routes connect at Terminal and Main as well as the Airport Shuttle Bus at the VIA Rail Station.

Building Description

369 Terminal Avenue is an eight (8) storey building with floor plates of approximately 20,000 square feet. A full fitness centre with men's and ladies' locker and shower facilities is located within the building which is accessible to all tenants and their employees. Telus' fibre optic hub for the False Creek Flats area is located in the development. Uniserve Communications with co-location/data centre with fibre optic connectivity and cloud storage is located in 333 Terminal Avenue.



New St. Paul's Hospital rendering





Entrance door from lobby

Zoning

I-3

Available Office Space

2nd Floor 20,151 SF

Unit 615 10,700 SF

Lease Rate

Office – \$32.00 PSF

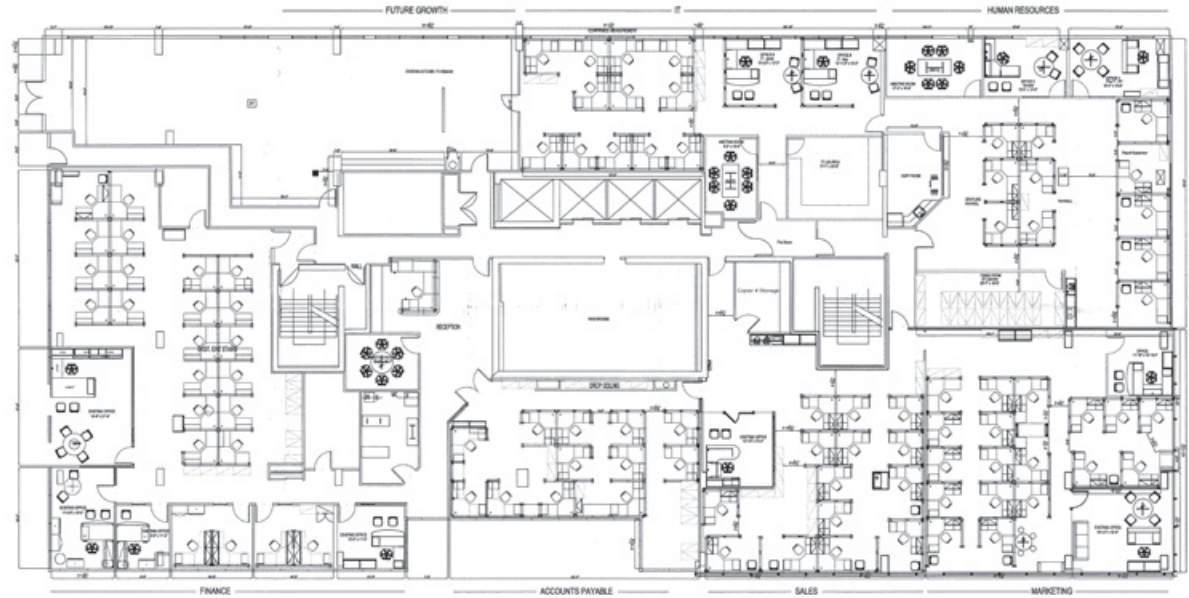
Common Area Maintenance

\$14.00 PSF

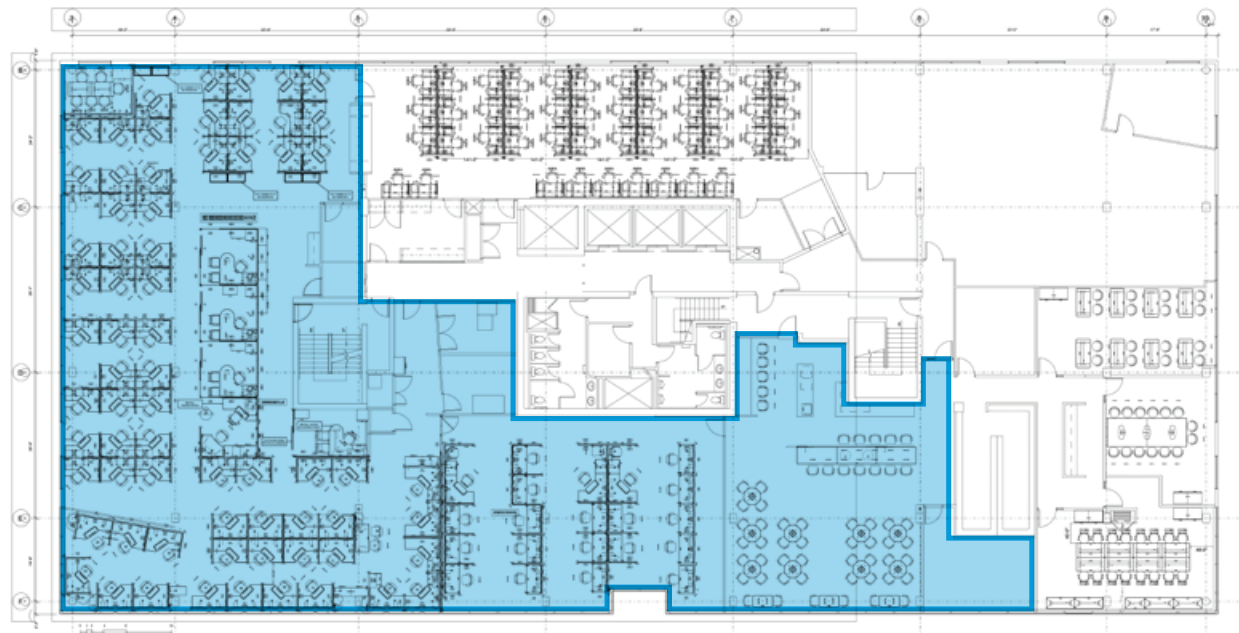
Parking

\$120.00 per month – 1 stall per 800 SF

2nd Floor Plan | 20,151 SF Total



6th Floor Plan | 10,700 SF Available



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Fitness Centre



Locker Room

Highlights

- ▶ Close to SkyTrain, Main bus lines, VIA Rail Station and Airport Shuttle
- ▶ Fitness centre with shower and locker facilities
- ▶ Bike storage available

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