

FOR LEASE | OFFICE/WAREHOUSE
1695 WEST 5TH AVENUE
VANCOUVER, BC



THE
ARMOURY
DISTRICT



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



► 4,038 SF Office/Warehouse in the Armoury District

Location

This property is located on the corner of West 5th Avenue and Pine Street. It is only steps away from West 4th Avenue (a popular shopping destination), minutes from Granville Island, South Granville, Downtown and Armoury District.

Highlights

- Corner lot with great exposure
- Signage available
- Multiple entrances

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Features

- ▶ Ground and mezzanine office space
- ▶ Multiple offices
- ▶ Large boardroom
- ▶ Kitchen
- ▶ Large open area
- ▶ High warehouse ceilings
- ▶ Grade loading door

Lease Rate

\$18.00 PSF

Taxes & Operating Costs (2020)

\$1,500.00 per month

Parking

1 stall at \$175.00 per month

Available Space

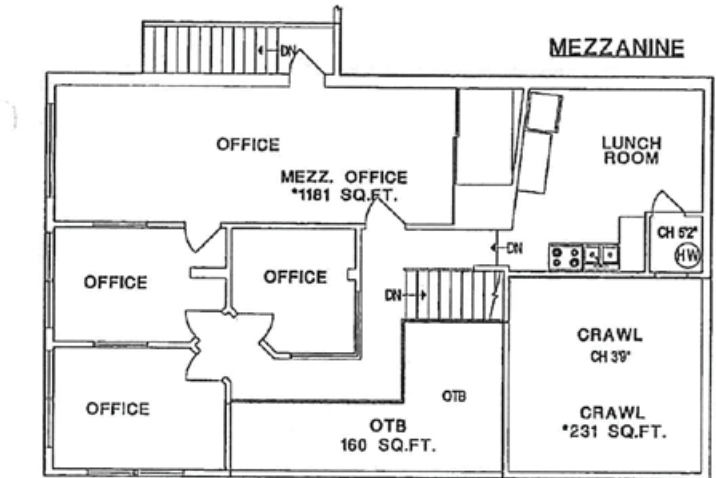
Warehouse	1,340 SF
Mezzanine	1,181 SF
Main Office	1,517 SF
Total	4,038 SF

Zoning

IC-1



Building Plan



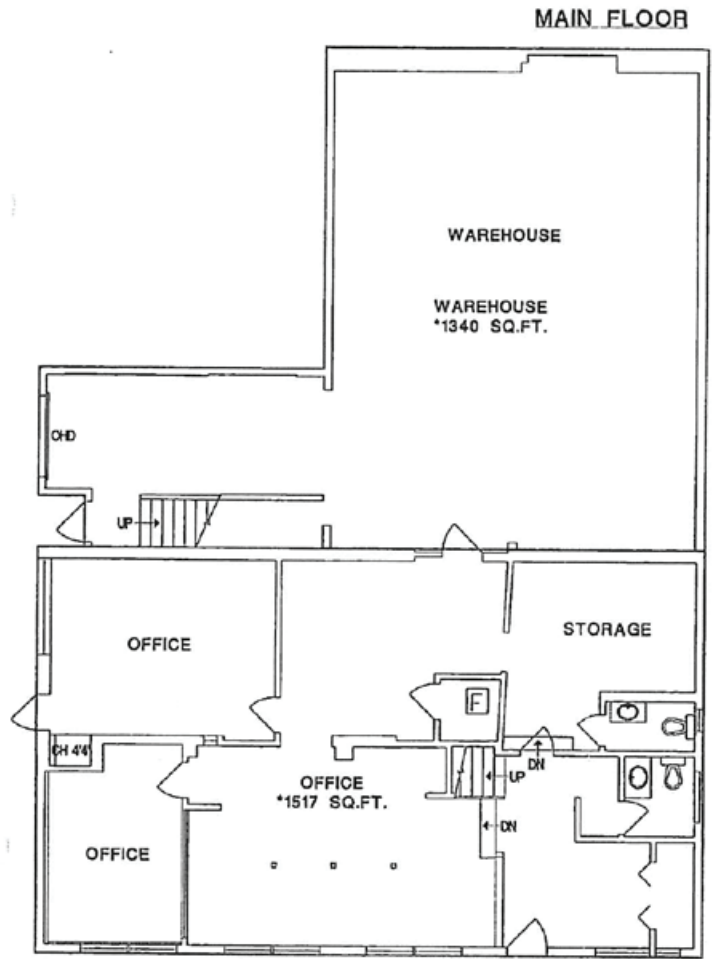
EXISTING PROPERTY AT:

1695 W. 5TH AVE.,
VANCOUVER, B.C.

* OCCUPANT AREA

MEZZ. OFFICE	1181	SQ.FT.
WAREHOUSE	1340	SQ.FT.
MAIN OFFICE	1517	SQ.FT.
* TOTAL	4038	SQ.FT.

CRAWL SPACE 231 SQ.FT.
OPEN TO BELOW 160 SQ.FT.



*In accordance with
Industrial Buildings: Standard
Methods of Measurement
(ANSUBOMA Z65.2 - 2012)



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furnishings



Rödl
KITCHEN
STUDIO INC



East India Carpets

stone tile

LIVINGSPACE

brougham
interiors

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