



FOR LEASE

340 WEST 2ND AVENUE VANCOUVER, BC



5 MINUTE WALK
OLYMPIC VILLAGE STATION

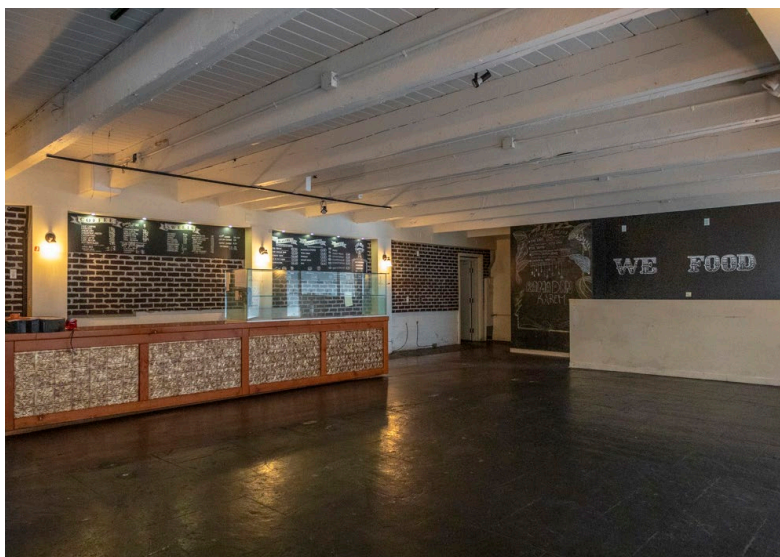


MINUTES TO DOWNTOWN
SEVERAL MAJOR ROAD AND BRIDGE OPTIONS NEARBY



BIKER'S PARADISE
99 BIKE SCORE

4,011 SF FOOD PRODUCTION FACILITY
WITH HIGH EXPOSURE RETAIL FRONTAGE



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340 WEST 2ND AVENUE VANCOUVER, BC

OPPORTUNITY

Situated on the south side of West 2nd Avenue, is the opportunity to lease 4,011 sf of light industrial food production space with ancillary retail in Vancouver's popular commercial district of Mount Pleasant. Located within walking distance to the Expo and Canada Line stations and surrounded by an array of amenities within Mount Pleasant, Olympic Village and False Creek.

FEATURES

- Well improved retail showroom facing W 2nd Avenue
- Fully fixtured food production facility at rear
- Two (2) private washrooms
- Ventilation infrastructure in place
- Cooler & freezer
- Plumbing and electrical infrastructure in place
- Grade loading access
- Mezzanine office space
- Great signage exposure

UNIT SIZE

4,011 sf

PARKING

TBD

ZONING

I-1 // Light Industrial

BASE RENT

Contact listing agents

ADDITIONAL RENT

\$9.43 psf / pa

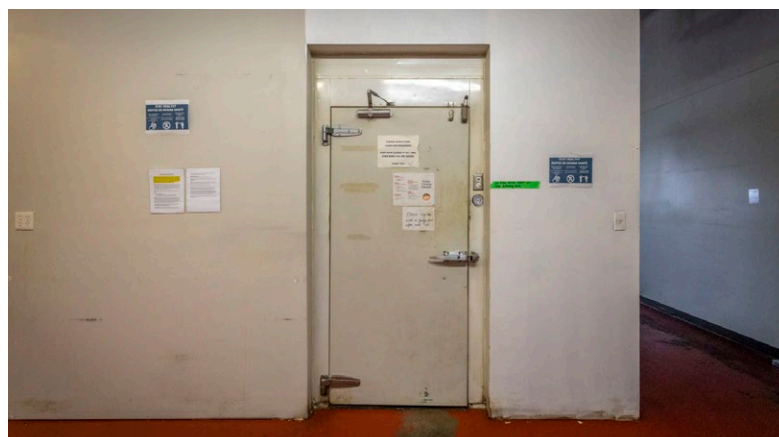
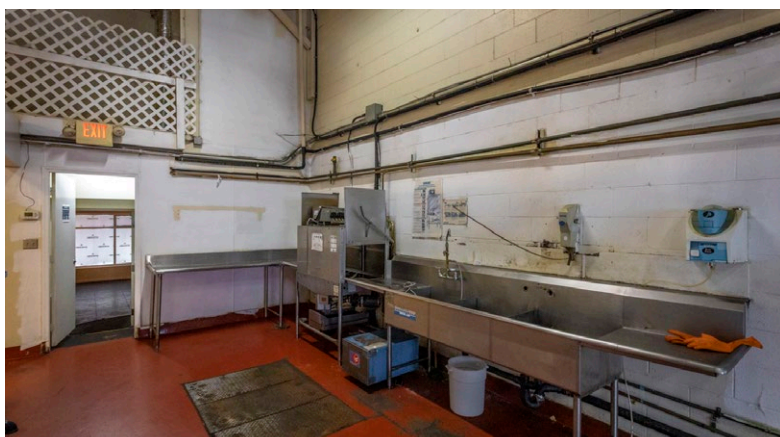
AVAILABILITY

Immediate

COMPANIES IN THE NEIGHBORHOOD



RESTAURANTS, COFFEE SHOPS & BREWERIES NEARBY



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