



FOR LEASE

3680 EAST 2ND AVENUE

VANCOUVER, BC

Exposure to Over 185,000 Vehicle Trips Per Day

14,315 sf Office/Warehouse Space
Available May 1, 2020

DOWNTOWN
VANCOUVER

PORT METRO
VANCOUVER

BROADWAY

1ST AVENUE

LOUGHEED HIGHWAY

TRANS-CANADA HIGHWAY

BOUNDARY ROAD



Sean Ungemach*
SBU Realty Advisors Ltd.
Executive Vice President
604 640 5823
sean.ungemach@cushwake.com

Kyle Wilson
Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

FOR LEASE

3680 EAST 2ND AVENUE

VANCOUVER, BC

OPPORTUNITY

3680 East 2nd Avenue presents the opportunity to lease a superbly located high quality showroom/office space. The building is currently home to Trev Deeley Motorcycles, Constellation Brands (national wine, beer, and spirits distributor) and All About Floors. The space features its own separate entrance and reception area along East 2nd Avenue, and is encompassed by major thoroughfares (Boundary Road to the east, Lougheed Highway to the south, and the Trans-Canada Highway to the west) providing an exceptional level of exposure to over 185,000 vehicle trips per day.

AVAILABLE AREA

Office	7,433 sf
Warehouse	6,176 sf
Fire Exit / Washrooms	706 sf
Total Area	14,315 sf

BUILDING FEATURES

- Very high quality building in a superb location
- Exposure to 185,000 vehicle trips per day
- Excellent access to Trans-Canada Highway
- Office portion consists of open office area, 3 boardrooms, 2 private offices, and a lunchroom/kitchen area
- 27 parking stalls
- HVAC
- 3 phase, 200 amp, 600 volt power

CEILING HEIGHT

22'

LOADING

1 grade loading door

ZONING

I-2 Light Industrial

AVAILABLE

May 1, 2020

ASKING LEASE RATE

\$25.00 psf

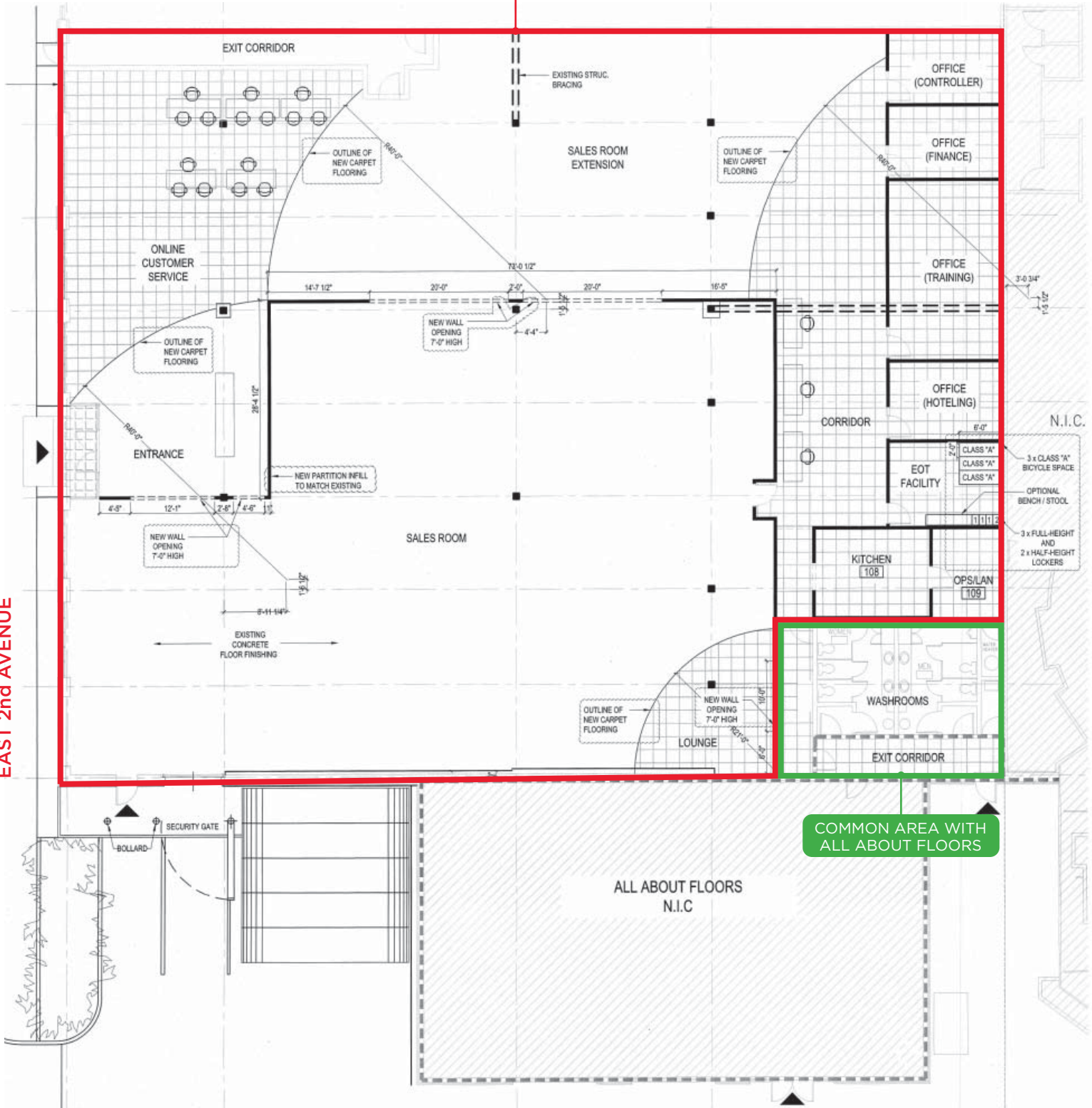
TAXES & OPERATING COSTS

\$6.25 psf (2020)



SUBJECT PREMISES

EAST 2nd AVENUE





FOR LEASE

3680 EAST 2ND AVENUE

VANCOUVER, BC



Sean Ungemach*
SBU Realty Advisors Ltd.
Executive Vice President
604 640 5823
sean.ungemach@cushwake.com

Kyle Wilson
Associate Vice President
Commercial Sales & Leasing
604 608 5941
kyle.wilson@cushwake.com

*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield ULC
E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 06/20 bg