



FOR LEASE

282 EAST 1ST AVENUE

VANCOUVER, BC

LOW GROSS RENTS

HIGH CEILINGS, AIR CONDITIONED SPACE ON MAIN LEVEL

3,700 SF

LIGHT INDUSTRIAL SPACE WITH MEZZANINE OFFICE



LOCATED IN VANCOUVER'S EMERGING CREATIVE HUB

CLOSE PROXIMITY TO MOUNT PLEASANT
AND OLYMPIC VILLAGE

ABUNDANT RESTAURANTS AND AMENITIES NEARBY



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OPPORTUNITY

An opportunity to lease 3,700 sf of showroom/production/warehouse space in the emerging creative hub of False Creek Flats. 278 East 1st offers a highly central location surrounded by nearby established neighbourhoods including Olympic Village and Mount Pleasant. With easy access to downtown Vancouver, and access to multiple rapid transit lines, this is an ideal location in close proximity to all expected amenities, including: shopping, restaurants, coffee shops and more.

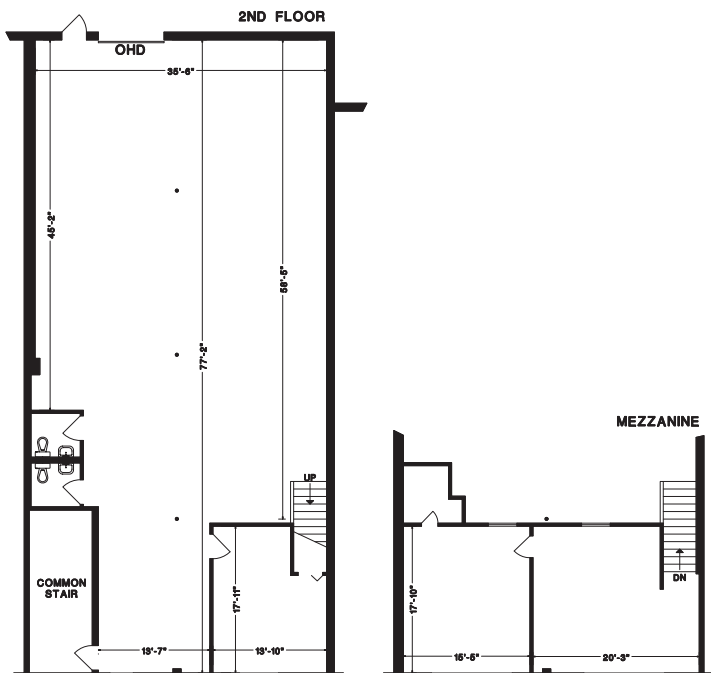
AVAILABLE AREA

3,700 SF

ZONING

IC-3 (Light Industrial)

FLOOR PLAN



FEATURES

- Large bright open area with mezzanine office
- North Shore and mountain views
- High approx. 18' ceilings
- Dock loading with roll up door
- Private washroom
- Kitchenette

NET RENT

Please contact listing team

ADDITIONAL RENT

2021 estimated operating expenses and property taxes are \$13.50 psf, per annum

PARKING

3 parking stalls

AVAILABILITY

Immediate

EAT & DRINK



WALK SCORE
95
WALKER'S
PARADISE



SKYTRAIN NEARBY
5 MINUTE
WALK TO MAIN
STREET STATION



DRIVE TIME
5 MINUTE
DRIVE TO
DOWNTOWN

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