



- ▶ **3,981 SF in Prime False Creek Location**
- ▶ **Exposure to West 2nd Avenue**

### Location

The property is situated in the False Creek business area of Vancouver, two blocks west of Main Street just north of Broadway. This area has become very popular for light industrial and service related businesses requiring quick access to customers located along the Broadway Corridor and within the Downtown core. Public transportation as well as retail and service amenities are just a short walk from this location.

### Highlights

- ▶ 4 underground parking stalls
- ▶ Access to transit
- ▶ Recently renovated
- ▶ Newly improved
- ▶ Signage opportunity
- ▶ Dock loading

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### Zoning

I-1 (Light Industrial) allowing uses which are compatible with surrounding residential and commercial districts. Service commercial, research and development based industries are permitted, as are a wide range of traditional showroom/offices uses.

### Features

- ▶ Showroom/office with exposure to West 2nd
- ▶ Air conditioned
- ▶ Large reception
- ▶ Server room
- ▶ Mix of both private offices and open floor plan
- ▶ Boardroom
- ▶ 1 private washrooms
- ▶ Newly improved
- ▶ Signage opportunity
- ▶ Dock loading at rear lane
- ▶ High ceilings

### Site Description

The subject property offers more than 200' of frontage on West 2nd Avenue, and 122' on Ontario Street.

### Parking

4 secured underground parking stalls at \$100.00 per stall plus GST

### Rental Area (Approx.)

3,981 SF

*\*All measurements are approximate and must be verified by the tenant*

### Lease Rate

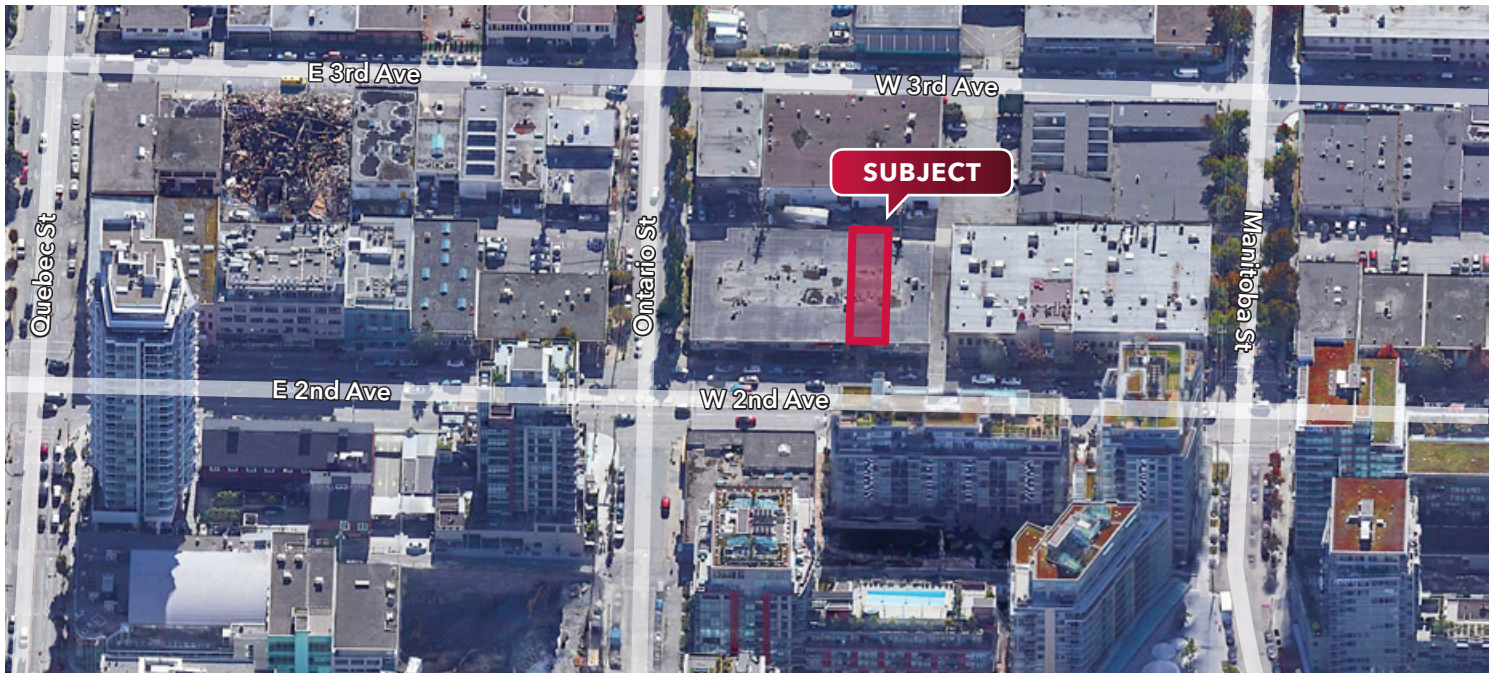
\$25.00 PSF per annum, fully net

### Taxes & Operating Costs (2019)

Approximately \$11.91 PSF per annum plus management fee

### Availability

November 1, 2019 or sooner. Please discuss with listing agent.



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