



- **Approximately 2,279–13,387 SF**
- **Prime False Creek Office/Production Building**
- **Walking Distance to SkyTrain Stations**

Opportunity

Prime opportunity for a commercial tenant in the thriving Mount Pleasant area of Vancouver. There is approximately 14,450 SF of mixed used building, consisting of ground level showroom/office space with three levels of office/production above. There are views of Downtown Vancouver and the Olympic Village on most floors. This location allows exceptional access to public transit via SkyTrain, with Olympic Village and Broadway-City Hall stations only minutes away.

Highlights

- Roof top common patio
- Impressive entrance lobby
- Secured parking
- Signage/branding opportunities
- Close to public transit

Ryan Saunders
Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis
D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

Location

The subject property is located on the south side of East 1st Avenue in the emerging commercial district of False Creek. This concrete and glass building offers an opportunity to locate in a highly sought after and central neighbourhood surrounded by major population nodes. This incredibly central location is within a five minute drive of downtown with far less congestion and at a significantly lower cost.

Zoning

M-2 – zoning is intended to permit a wide range of industrial commercial uses including offices, brewing or distilling, software, school (vocational or trade), laboratory, wholesaling, manufacturing, post production, and some service based businesses.

Building Features

This office/production building is unique to the area as it offers high quality with concrete construction, contemporary steel accents, abundance of glass, and significant sustainability features.

- ▶ Perimeter window glazing
- ▶ Grade level loading doors
- ▶ High ceilings
- ▶ HVAC system
- ▶ Private washrooms on all floors
- ▶ Oversized passenger elevator (5,000 lb walk through)
- ▶ Ground floor space with street front access and rear loading and staging areas
- ▶ Fully sprinklered building
- ▶ Heavy 3 phase electrical service
- ▶ 200 SF common area roof top patio

Parking

Secured underground at prevailing monthly market rates

Allowance

Full tenant allowance offered based on tenant covenant and term

Available Space

Second floor	2,297 SF
Third floor	5,545 SF
Fourth floor	5,545 SF

***Not pure office, please discuss with listing agent.*

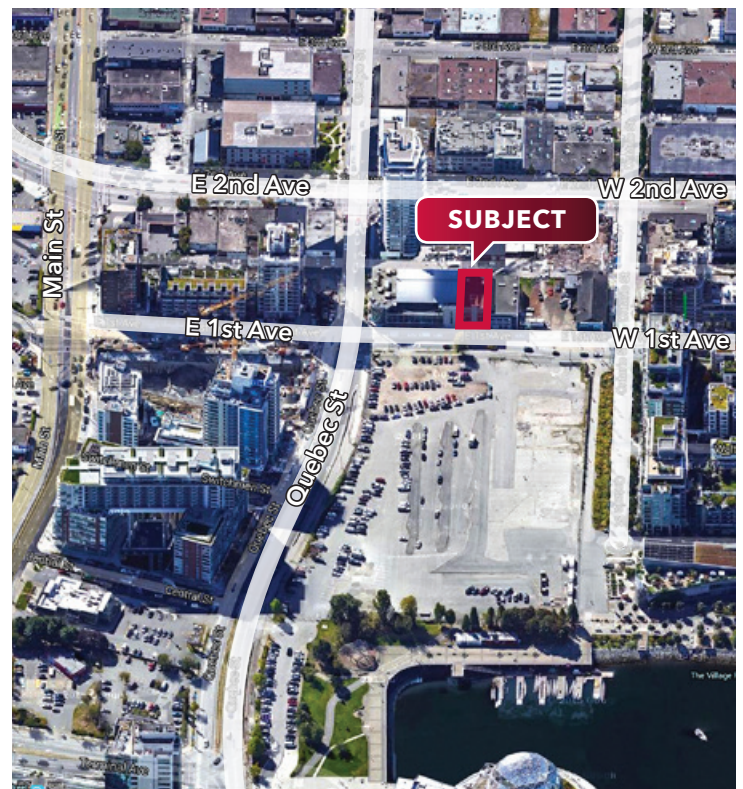
All measurements are approximate and must be verified by the tenant.

Basic Rent

Lease rates starting at \$30.00 PSF net for levels 2 to 4

Additional Rent (2019 Estimate)

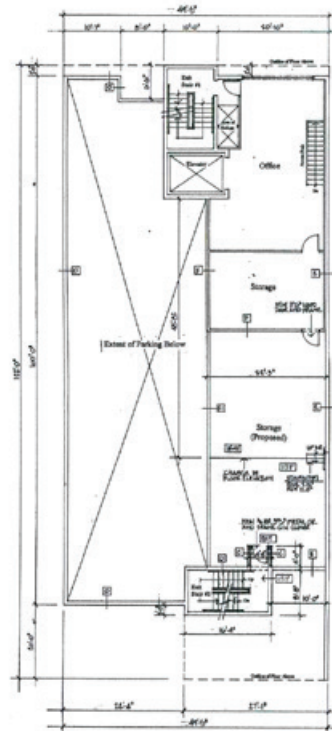
\$12.00 PSF net, inclusive of janitorial and utilities



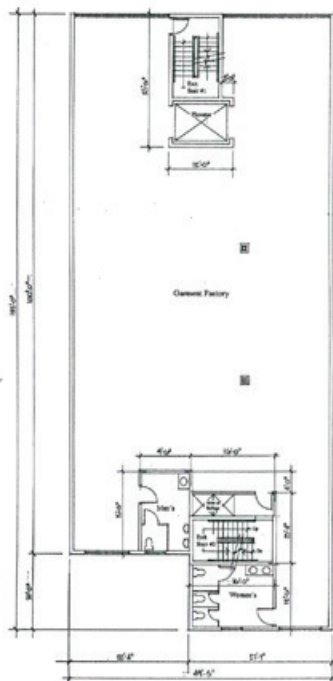
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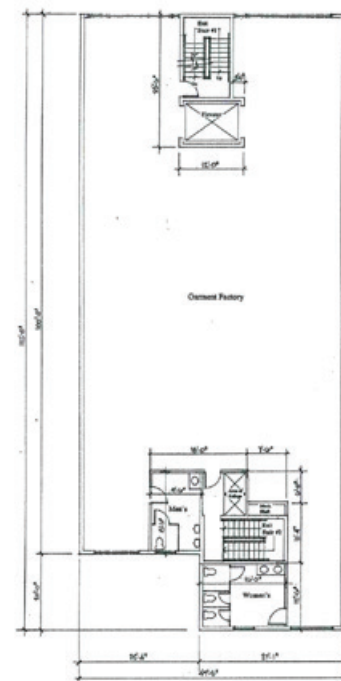
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Second Floor Plan
 Scale: 1/8" = 1'-0"



Third Floor Plan
 Scale: 1/8" = 1'-0"



Fourth Floor Plan
 Scale: 1/8" = 1'-0"

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