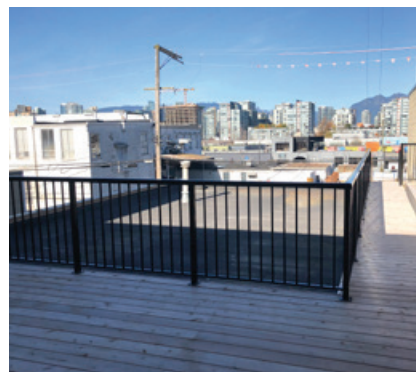


FOR LEASE | INDUSTRIAL  
**117 WEST 6TH AVENUE**  
VANCOUVER, BC



- ▶ **3,000 SF Office/Production/Warehouse Space**
- ▶ **Freestanding Industrial Building**

#### Location

The subject property is located on the north side of West 6th Avenue between Manitoba and Columbia Street in Vancouver's desirable Main-to-Cambie industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street.

#### Highlights

- ▶ Natural light throughout office and showroom areas
- ▶ Views of the North Shore Mountains
- ▶ Newly renovated offices
- ▶ New washrooms with shower

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### Legal Description

Lot 15, Block 33, District Lot 200A, Plan 197; PID: 015-557-952

### Zoning

I-1 (Light Industrial District) allows for most manufacturing, showroom, storage, wholesaling, distribution, and some service based businesses.

### Features

- ▶ 1 semi-dock level loading door
- ▶ 12' ceiling height (approx.)
- ▶ 3 parking stalls
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ Newer roof
- ▶ Fully renovated kitchen area
- ▶ New deck

### Available Space

Second floor office	900 SF
Warehouse/Production	2,100 SF
<b>Total</b>	<b>3,000 SF</b>

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

### Lot Size

24.75' x 122' = 3,019 SF

### Lease Rate

\$25.00 PSF per annum, triple net

### Taxes & Operating Costs (2021) Estimated

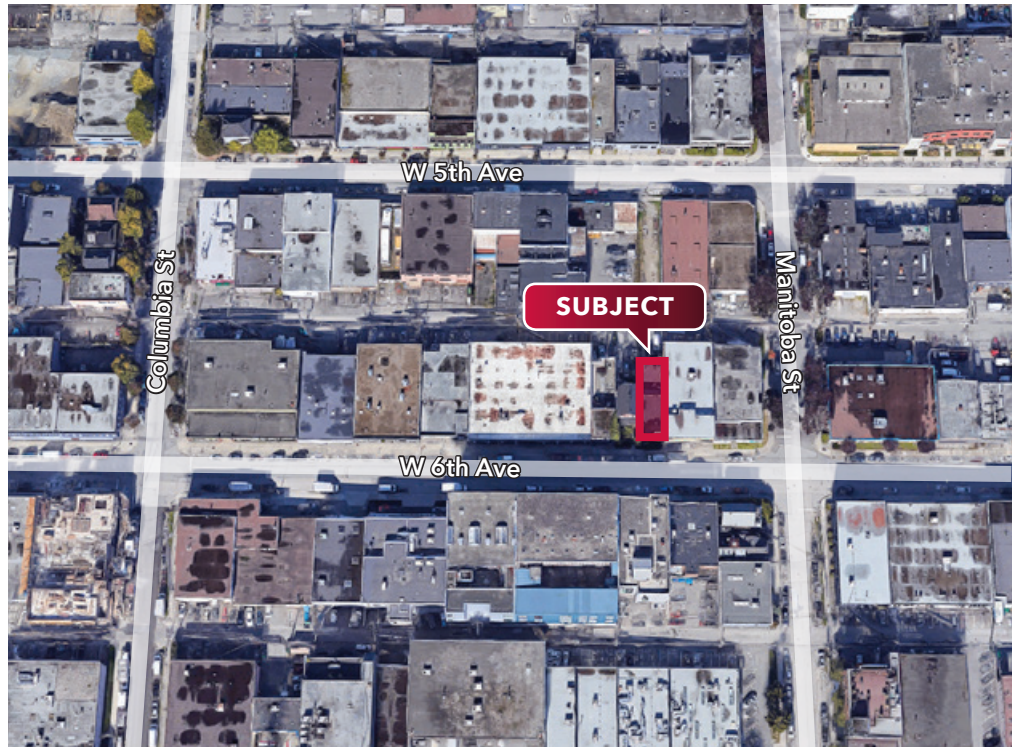
\$8.00 PSF per annum

### Lease Term

3 years

### Availability

April 1, 2021



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