

**AVISON
YOUNG**

For Lease

IntraUrban Gateway
#127 - 8370 Ontario Street
Vancouver, BC



REDUCED LEASE RATE | YEAR 1: \$18.00 PSF, NET

Opportunity to lease a 2,400 sf warehouse and showroom space in Vancouver's sold out IntraUrban Gateway development.

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**Garth White Personal Real Estate Corporation*



Avison Young is pleased to present the opportunity to lease a 2,400 sf industrial strata unit in PC Urban's highly sought-after IntraUrban Gateway development in South Vancouver. This warehouse/showroom unit boasts high-quality construction and premium specifications, ensuring a top-tier workspace.

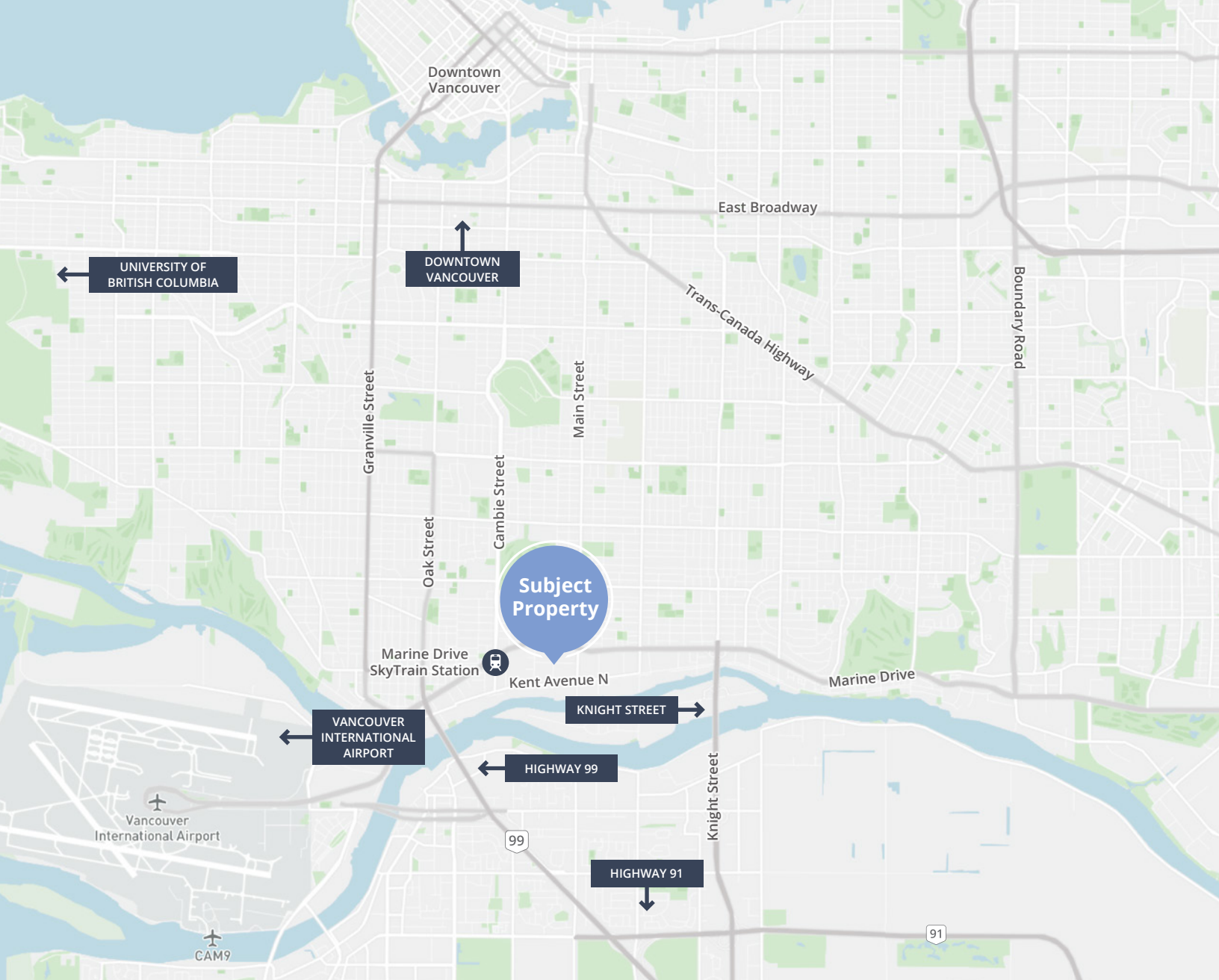
IntraUrban Gateway is located just south of the Marine Gateway master development and Canada Line SkyTrain Station, with quick access to Knight Street Bridge, Arthur Laing Bridge, Oak Street Bridge and Marine Drive within a five-minute drive.

Immediate

Heavy floor load capacity (300 lbs/sf)



The architectural drawings include a site plan, a cross-section, and a floor plan. The site plan shows the proposed development (shaded blue) and the existing building (shaded green). The cross-section shows the vertical relationship between the existing building and the proposed development. The floor plan shows the layout of the proposed development, including the Mezzanine, Warehouse, and various rooms and corridors.



Drive Times

05 minutes to Highway 99

10 minutes to Highway 91

20 minutes to Downtown Vancouver

05 minutes to Knight Street

10 minutes to Vancouver International Airport

20 minutes to UBC

Contact for more information

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