

FOR SALE

Creative Industrial Headquarters
with Warehouse & Office

1283 Clark Drive

Vancouver, British Columbia



LOCATION

- High exposure location on Clark Drive.
- On the edge between the Grandview Woodlands neighbourhood and the False Creek Flats.
- Easily accessible to East-West thoroughfares to the North Shore and Highway 1 from Powell Street and East First Avenue
- Rare opportunity to own commercial property in one of Vancouver's premier employment districts



For further information contact

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1283 Clark Drive
Vancouver, British Columbia



PROPERTY HIGHLIGHTS

- 3,286 SF over two functional floors
- Prominent exposure along Clark Drive
- Highly desirable False Creek Flats location
- I-2 Industrial Zoning
- Flexible warehouse, production and office configuration
- Excellent natural light throughout
- Minutes to Downtown Vancouver
- Quick access to Highway 1, Port of Vancouver and major transportation corridors
- Suitable for owner-users, investors, manufacturers, creative businesses and technology companies
- Rare opportunity to own commercial property in one of Vancouver's premier employment districts

AREA

Ground floor	1,626 sf
2 nd floor	1,660 sf*
	3,286 sf

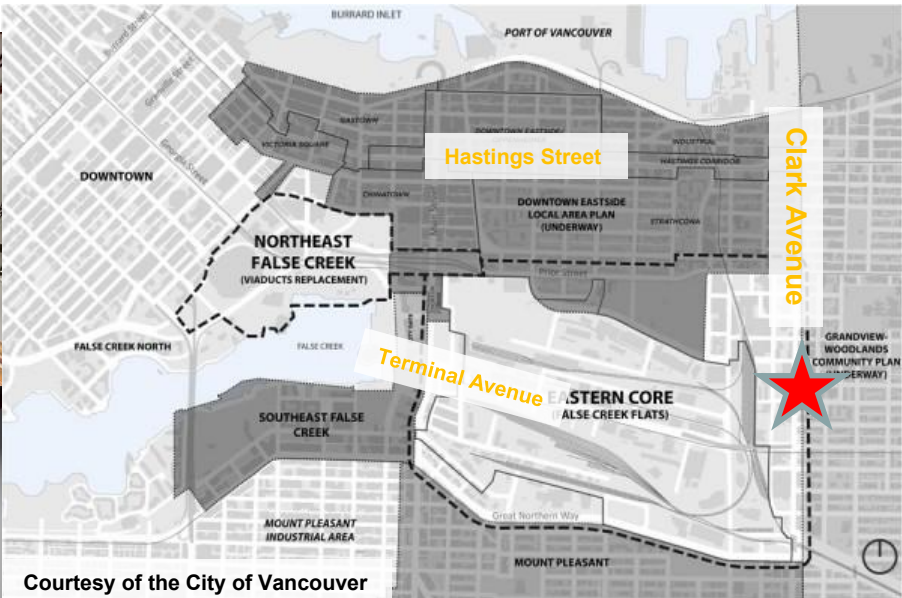
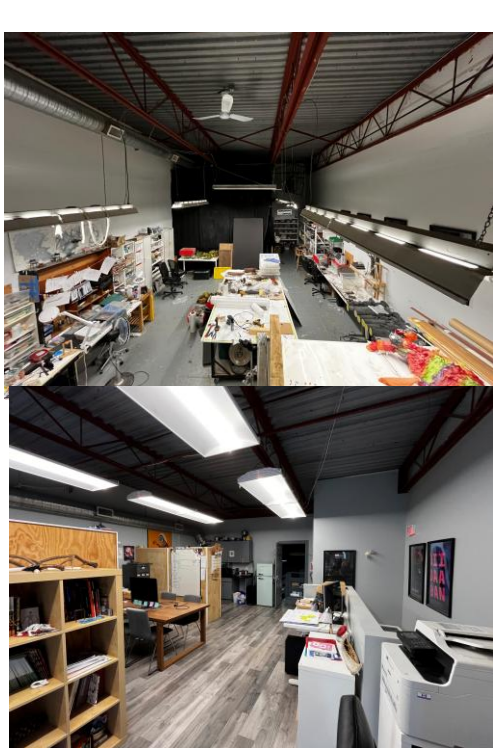
ZONING

I-2 (light industrial)

PRICE

\$1,725,000

*1,008 sf of the 2nd floor is constructed on an elevated steel structure
All measurements are approximate and must be verified by the buyer



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