

VALUE



PROPERTY  
GROUP

# FOR LEASE

445 TERMINAL  
VANCOUVER, BC

**RARELY AVAILABLE TERMINAL AVENUE LOCATION**



**EXCELLENT EXPOSURE & EGRESS ON TERMINAL AVENUE NEAR MAIN**

Value Property Group  
(604) 606-7016  
leasing@valueindustries.com



400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
www.ValueGroupProperties.com

# FOR LEASE

445 Terminal Avenue  
Vancouver, BC

## LOCATION

This property is prominently located on the north side of Terminal Avenue just east of Main Street, by Thornton Street. The property offers excellent exposure to nearly 40,000 cars that pass the property daily. Easy access to the Vancouver downtown core, Olympic Village, Vancouver's east side industrial areas, and to the eastern suburbs. Only a five-minute walk from the Main Street/Science World Skytrain Station.

## UNIT DETAILS

- 12,665 sq. ft.
- Air conditioned office area
- Dock level loading bay
- 16 foot ceiling height
- Three phase power
- Prominent signage opportunities

## ZONING:

I-3 zoning (light and medium intensity industrial)

## LEASE RATE

Please call for lease rate.

## TAXES & OPERATING COSTS (2026):

Common Area Maintenance: \$2.67/sq. ft.\*  
Property Taxes: \$15.53/sq. ft.\*  
(\*excludes maintenance costs)

## AVAILABILITY:

Available immediately



## VIEW OUR VIDEO TOUR!

<https://tours.pixlworks.com/445-terminal-ave-vancouver>

Note The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

Value Property Group  
(604) 606-7016  
leasing@valueindustries.com



400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
www.ValueGroupProperties.com