

For Lease

270, 274 & 282 East 1st Avenue

Vancouver, BC

Outstanding Industrial Building - Newly Renovated Units Now Available



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CBRE

For Lease

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Property Details

Address	270, 274 & 282 East 1 st Avenue, Vancouver	
Available Areas	<u>270 East 1st Avenue</u>	3,341 sq. ft.
	<u>274 East 1st Avenue</u>	
	Main Floor	4,554 sq. ft.
	Mezzanine	1,561 sq. ft.
	Total	6,115 sq. ft.
	<u>282 East 1st Avenue</u>	
	Main Floor Office	333 sq. ft.
	Main Floor Warehouse	2,403 sq. ft.
	Mezzanine	771 sq. ft.
	Total	3,507 sq. ft.
Zoning	IC-3	
Loading	270 East 1 st Avenue 1 covered grade loading door	
	274 East 1st Avenue 3 dock loading doors	
	282 East 1st Avenue 1 dock loading door	
Parking	Excellent parking available	
Occupancy	Immediate	
Taxes & Op. Costs	\$17.00 per sq. ft. (2025 est.)	
Lease Rate	\$22.00 per sq. ft., triple net	

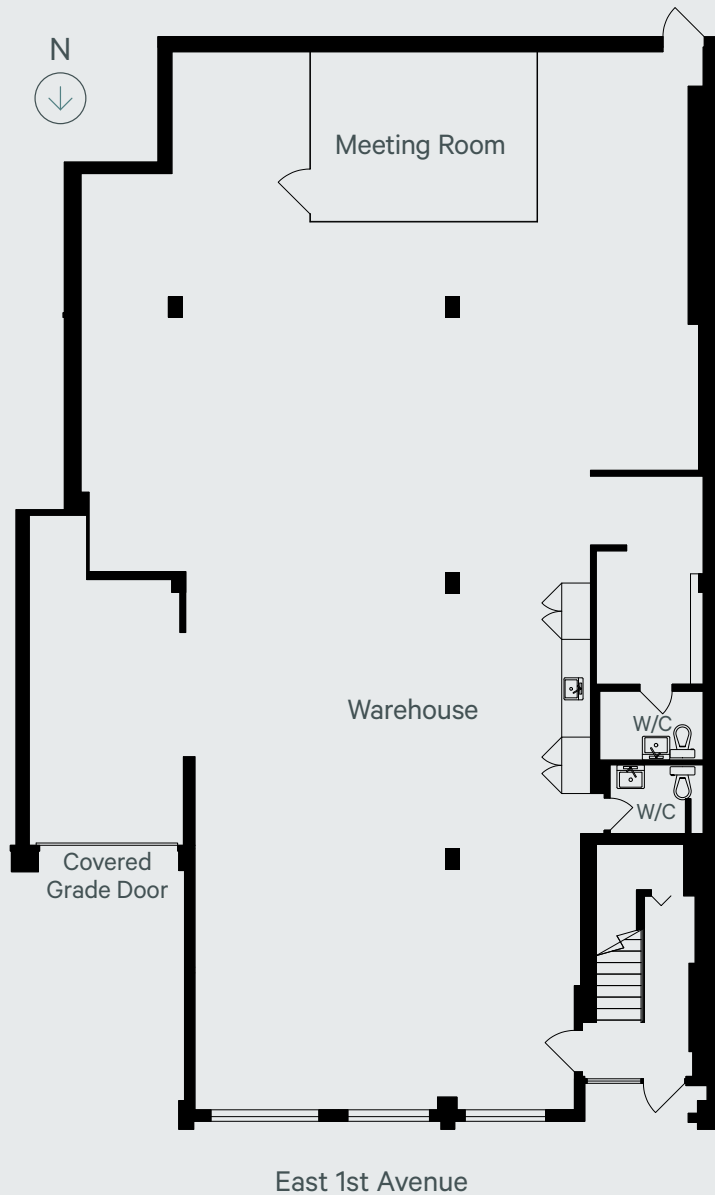


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270 East 1st Avenue

Layout may not be exactly as shown Not to scale.



270 East 1st Avenue Features



Air Conditioned



Covered grade
loading door



12'7" ceiling height



2, two-piece washrooms



Kitchen area



Open plan with one
glass boardroom



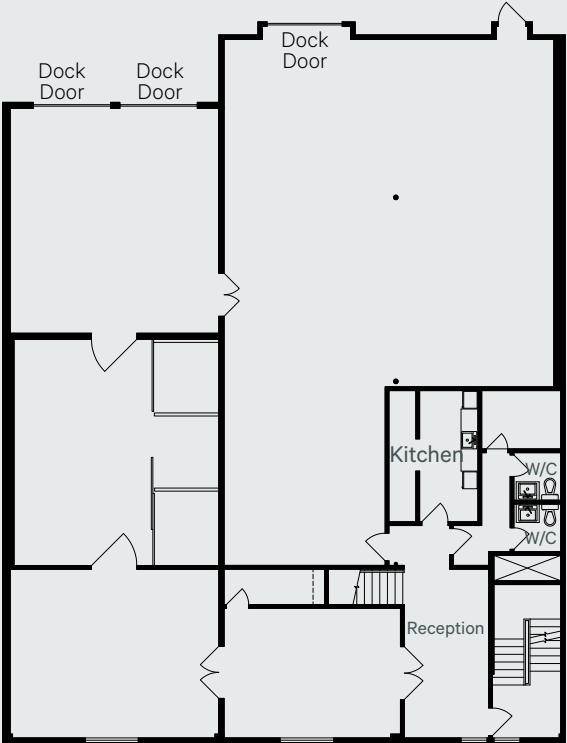
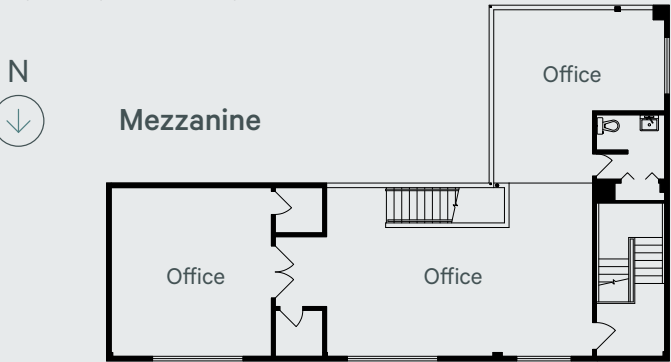
Single phase power

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274 East 1st Avenue

Layout may not be exactly as shown Not to scale.



East 1st Avenue



274 East 1st Avenue Features



3 dock level loading doors



14'10" ceiling height



3, two-piece washrooms
1 on mezzanine, 2 on main floor



Kitchenette



Open plan office
with new flooring



Ample natural light in
warehouse and office area



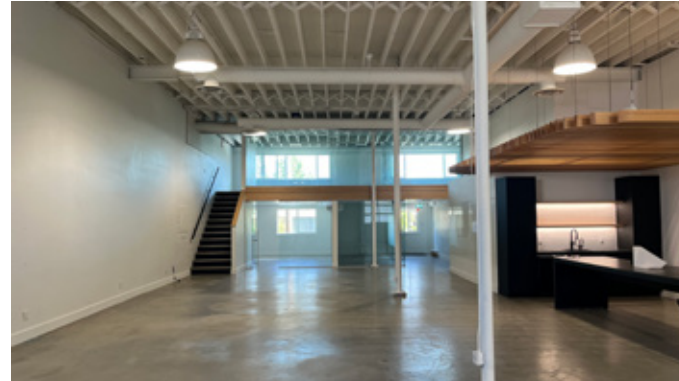
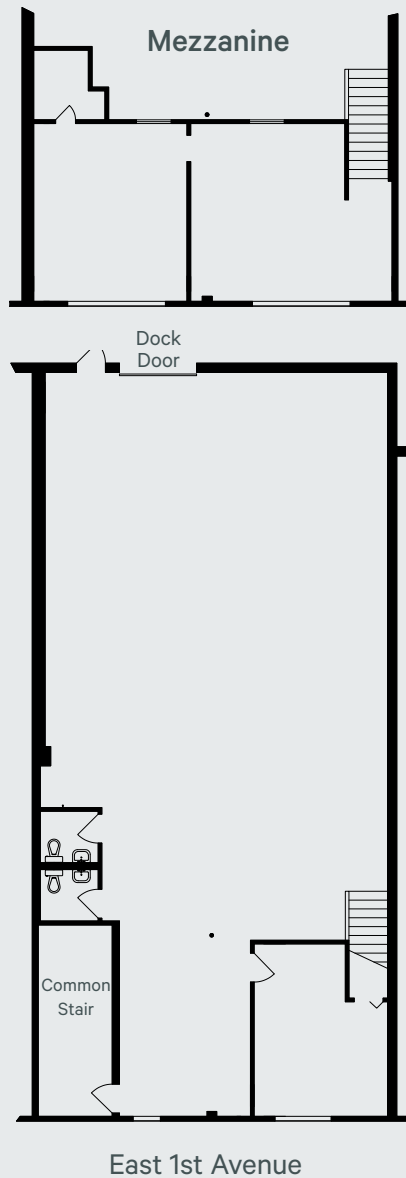
Single phase power

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282 East 1st Avenue

Layout may not be exactly as shown Not to scale.



282 East 1st Avenue Features



Air conditioned



1 dock level loading door



14'10" ceilings



2, two-piece washrooms



2 glass private offices on
main floor



2 glass meeting rooms
on mezzanine



Kitchen area



Single phase power

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Prime Mount Pleasant Location

Located in the heart of Mount Pleasant, the Subject Property offers the opportunity to operate within one of Vancouver's most dynamic and rapidly evolving areas. The location is surrounded by a vibrant mix of creative studios, production facilities, high tech businesses, and is steps from Olympic Village and Emily Carr University of Art and Design. Tenants will benefit from it's close proximity to Red Truck Brewery, local cafés, fitness studios and cultural venues. The property is well serviced by transit with frequent bus routes, and is less than 300 meters from the new Emily Carr SkyTrain Station in addition the Main Street Science World Station which easily is accessible, providing seamless access to Metro Vancouver.



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