

**AVISON
YOUNG**

For Lease

Unit 110 – 8811 Laurel Street
Vancouver, BC



2,323 sf ground floor unit
located just south of SW
Marine Drive

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Riley Stephen, Associate
604 757 4924
riley.stephen@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com

*Gord Robson Personal Real Estate Corporation



Opportunity

Avison Young is pleased to present the opportunity to lease a 2,323 sf ground floor industrial unit conveniently located on Laurel Street in South Vancouver. Positioned just south of SW Marine Drive, this centrally located business park offers exceptional connectivity with immediate access to the Oak Street Bridge, Vancouver International Airport, and major transportation corridors including Highway 99 and Marine Drive. Surrounded by a number of well-established industrial and commercial businesses, the area offers an abundance of nearby amenities, services, and transit options, including access to the Marine Drive Canada Line Station located within 850 metres of the property.



Property highlights

-  Ground level space only
-  Contemporary storefront and generous glazing
-  Bright interior with ample natural light
-  ESFR Sprinklers
-  High-efficiency motion censored lighting
-  Enclosed showroom/ office area
-  One (1) wheelchair accessible washroom
-  Two (2) parking stalls



PROPERTY SUMMARY

UNIT BREAKDOWN

2,323 sf ground floor unit

ZONING

I-2 Industrial

LOADING

One (1) grade loading door (10' W x 12' H)

CLEAR HEIGHT

24'

LEASE RATE

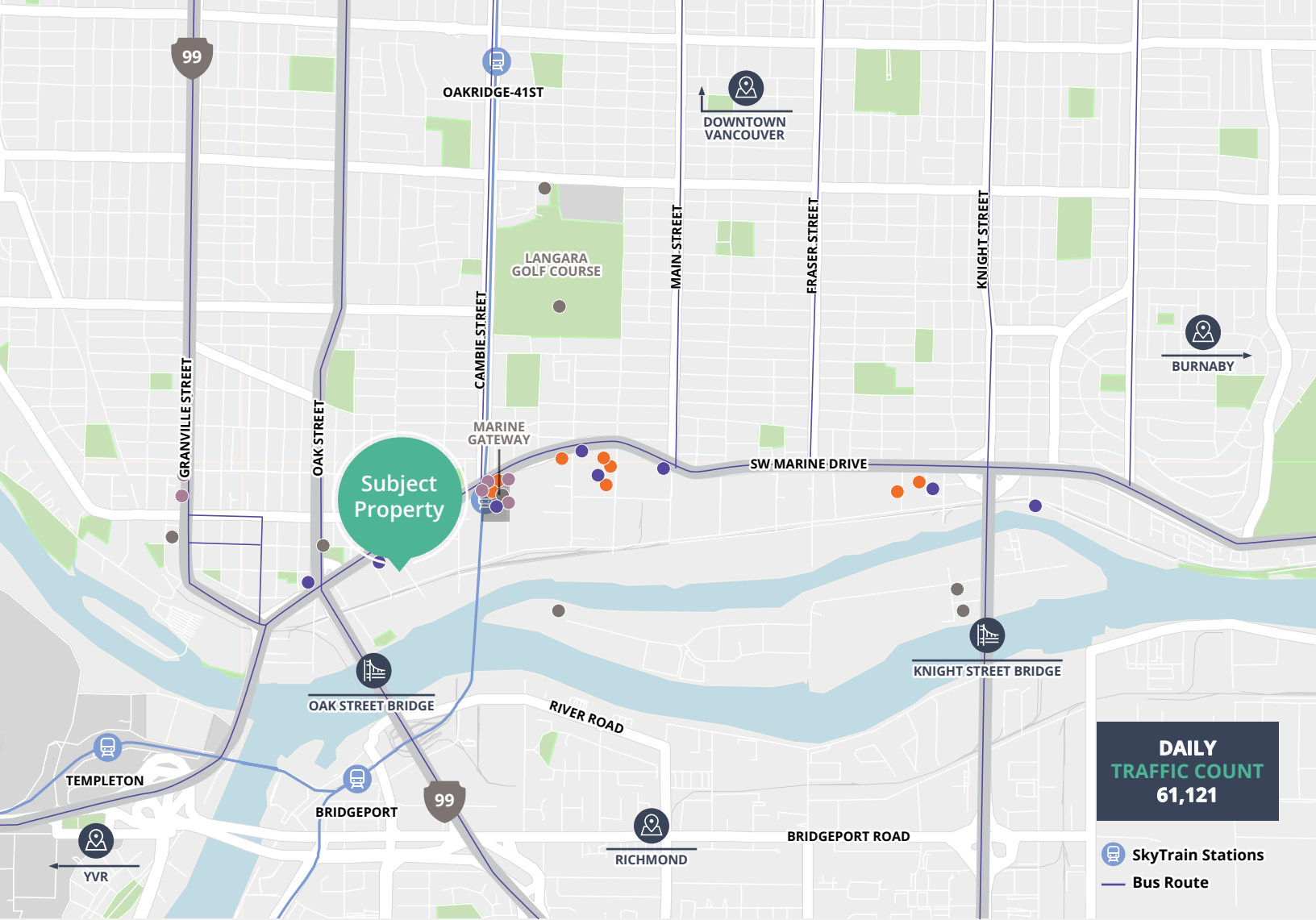
\$24.95 psf

ADDITIONAL RENT (2026 ESTIMATE)

TBD

AVAILABILITY

Immediate



RETAIL & ENTERTAINMENT

- Lee Valley
- South Hall Banquet & Wedding Palace
- Best Buy
- Marshalls
- Canadian Tire
- Lordco Auto Parts
- Winners
- Cineplex Cinemas & VIP

FOOD & BEVERAGE

- Dogwood Brewing
- Northern Cafe
- Breka Bakery & Café
- Triple O's
- Starbucks
- McDonald's
- Dublin Crossing
- White Spot

FITNESS & RECREATION

- Badminton Vancouver
- 6Pack Indoor Beach
- Union Basketball
- Fitness World
- Langara Golf Course
- Langara YMCA
- Marpole - Oakridge Fitness Centre
- Oxygen Yoga

GROCERY & CONVENIENCE

- Triple V's Convenience
- Real Canadian Superstore
- T&T Supermarket
- Shoppers Drug Mart
- TD Canada Trust
- BMO Bank of Montreal
- Safeway Marpole
- Buy Low Foods

Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

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avisonyoung.ca