

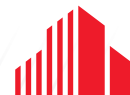
FOR LEASE

210 WEST 6TH AVENUE

Vancouver, BC



ENTIRE 2ND FLOOR
Light Industrial Warehouse and Office
6,184 SF



CUSHMAN &
WAKEFIELD

N NICOLA
REAL ESTATE

210 WEST 6TH AVENUE

ENTIRE 2ND FLOOR

AVAILABILITY

Immediately

AVAILABLE AREA

Offices:	2,815 SF
Warehouse:	3,369 SF
Total Size:	6,184 SF

NET RENT

Reach out to listing agents

ADDITIONAL RENT (2025 EST.)

\$12.12 PSF

POWER

175A, 3-phase, 120/208V

LOADING

Dock Loading at Rear (4'11" dock with ramp)

CLEAR HEIGHTS

- Warehouse Area: 11'10"
- Office Area: 11'10"



HIGHLIGHTS

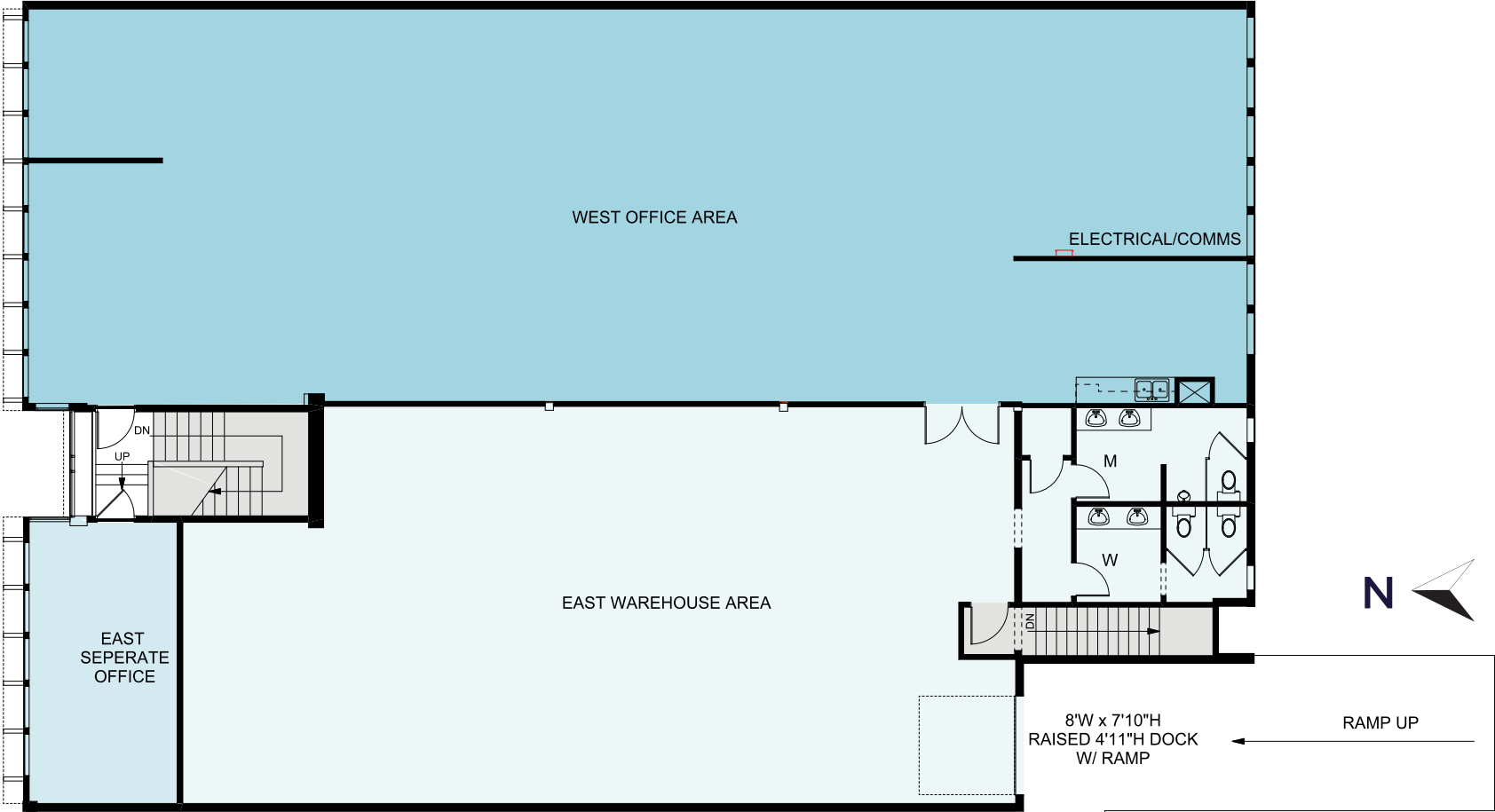
- Entire 2nd floor opportunity
- Open storage warehouse / light industrial production space with open ceilings
- Exclusive raised dock loading at rear
- Large open concept office space, with separate exclusive meeting room
- Large kitchenette and in-suite washrooms
- North and south facing windows providing ample natural light



FLOORPLANS

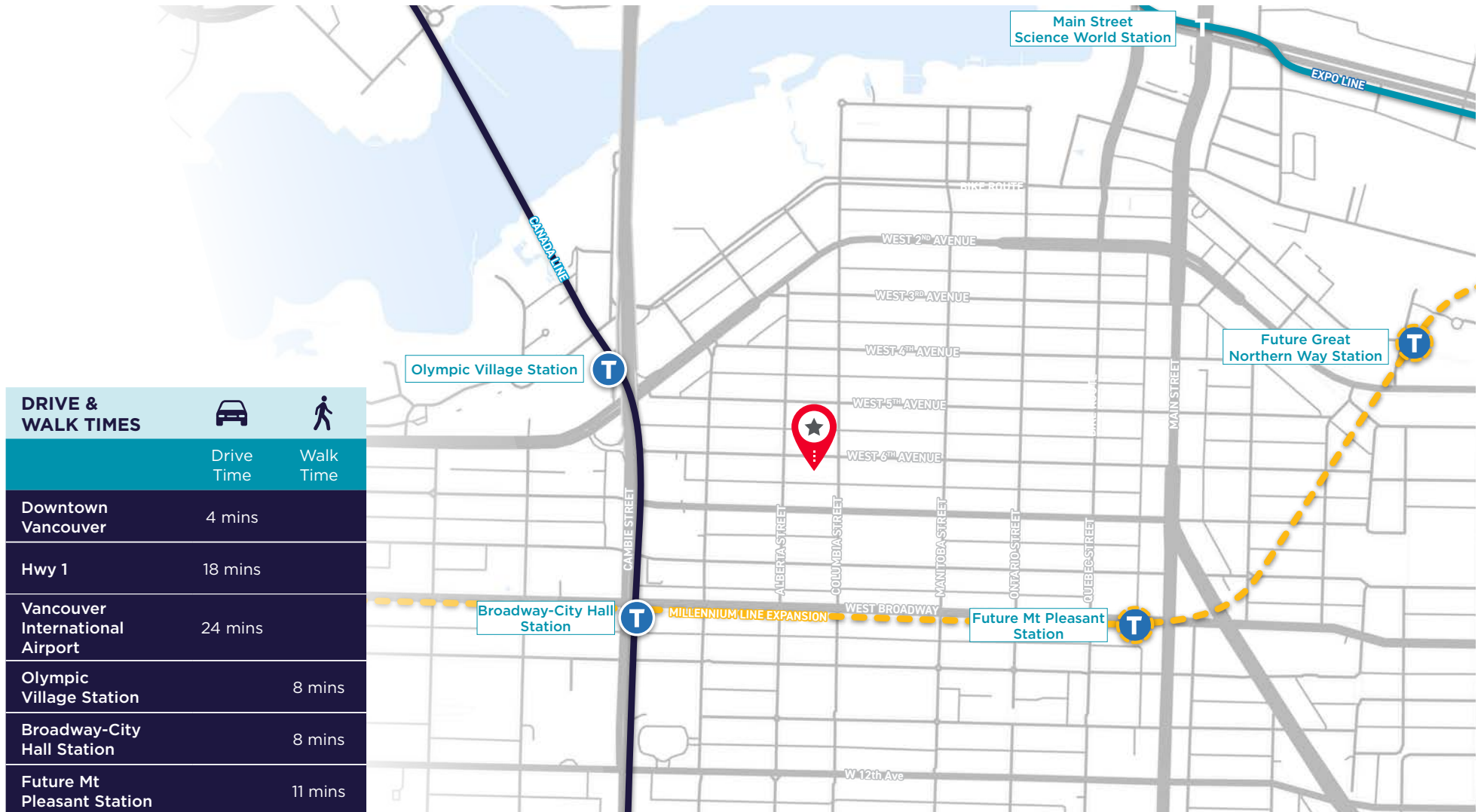
210 WEST 6TH AVENUE, 2ND FLOOR

2ND FLOOR - 6,184 SF



ZONING

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.





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