

FOR LEASE

1331 - 1345

Venables Street, Vancouver

Freestanding Exposure Warehouse with Yard Area



For more information contact:

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BOFFO
EST. 1963

CBRE

For Lease | 1331-1345 Venables Street, Vancouver

Property Details

Address:	1331-1345 Venables Street, Vancouver
Building Area: (1331 Venables St.)	Main Floor: 4,709 sq. ft. Mezzanine: 775 sq. ft. Total: 5,484 sq. ft.
Yard Area: (1345 Venables St.)	5,665 sq. ft.
Zoning:	I-2 (Light Industrial)
Taxes & Op. Costs:	\$8.32 per sq. ft. (2026 est.) + management fees
Lease Rate:	Contact Listing Agents
Occupancy:	December 2026



Property Features



2 grade level
loading doors



10'-14' ceiling height
in warehouse



Nicely updated showroom &
office space with mezzanine
office area



Fenced and paved
yard area



Prime exposure location
just minutes to the
Downtown core

Owned and Managed by:

BOHO
EST. 1983

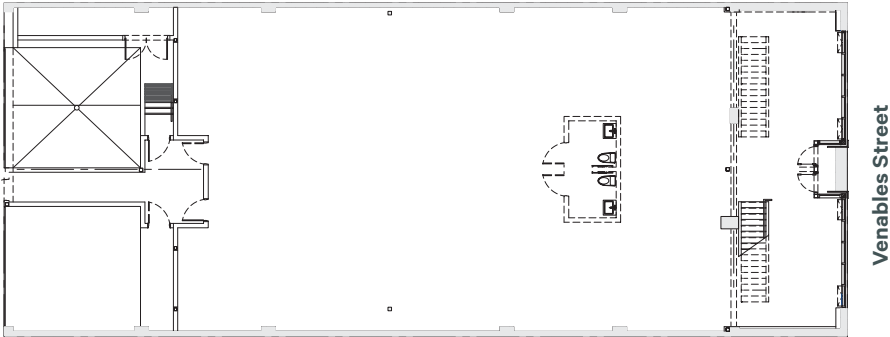
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Floorplans

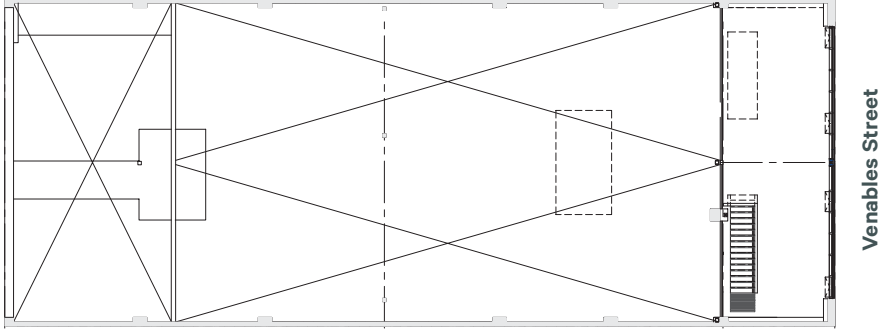
Floorplan not to scale and may not represent the current layout of the Premises.



MAIN FLOOR



MEZZANINE



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Vibrant Strathcona

Set within one of East Vancouver's most connected urban-industrial pockets, 1331-1345 Venables Street benefits from a prime Strathcona location with immediate access to Clark Drive, the downtown core, and surrounding commercial districts. The area is known for its eclectic mix of local breweries, cafés, retailers, and creative businesses, while nearby Commercial Drive adds an established destination for food, drink, and neighbourhood services. With the Union-Adanac Bikeway close by and a Walk Score of 98, the property offers a highly accessible environment for employees, customers, and visitors alike.

Neighbourhood Amenities

- Woodland Park
- Britannia Community Center
- Earnest Ice-Cream
- Timbertrain Coffee
- Uprising Breads & Bakery
- Yolks
- Doe Coffee
- Havana Restaurant
- Pepino's Restaurant
- Lunch Lady
- La Casa Gelato
- Superflux Brewing
- East Van Brewing
- Bomber Brewing
- Off the Rail Brewing
- Luppolo Brewing
- Fujiya
- The Gourmet Warehouse

& MORE

DRIVE



TIMES

5 min

Downtown
Vancouver

15 min

Brentwood
Town Centre

20 min

North
Vancouver

30 min

YVR Int'l
Airport





The Location

1331-1345 Venables Street benefits from an outstanding urban location in East Vancouver's Strathcona area, just one-half block east of Clark Drive. The property offers excellent exposure along Venables Street and convenient access to the downtown core, only minutes away. The neighborhood is known for its eclectic character and strong amenity base, including nearby Commercial Drive and Britannia Community Services Centre. Walkability is a major advantage, with a Walk Score of 98, Bike Score of 93, and Transit Score of 72.



98

Walk Score



93

Bike Score



72

Transit Score

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