

**A - 1628 PANDORA STREET, VANCOUVER**

1,580 SF OF FUNCTIONAL WAREHOUSE/PRODUCTION SPACE

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**RODERICK MACKAY**  
roderick@williamwright.ca  
604.428.5255

**SAM REPCHUK**  
sam@williamwright.ca  
604.428.5255

**MATTHEW PORTE**  
matthew.porte@williamwright.ca  
604.428.5255





## For Lease

Unit A at 1628 Pandora Street offers approximately 1,580 SF of functional warehouse/production space in a well-located East Vancouver industrial building. The unit comprises a 350 SF office/boardroom with natural light throughout and a 1,230 SF warehouse/production area with grade-level loading, heavy 3-phase power, gas forced-air heating, floor drains, and an approximate 10' ceiling height. Recent upgrades, an in-place alarm system, signage opportunity, a private washroom, security bars, plus a functional yard area and shared secured parking at the rear round out the space. Zoned M-2, the unit suits a wide range of manufacturing, production, distribution, showroom, office, and service-based uses. Available immediately on a gross lease at \$4,476.00 / month.



3-phase 200A heavy power



Bonus yard area with secured parking



Grade level loading with floor drains throughout warehouse



Prime Strathcona location, steps to Commercial Drive and quick access to Downtown Vancouver



## Salient Facts

### SIZE

± 1,580 SF + bonus yard area

### PARKING

Secured parking at rear

### ZONING

M-2

### MONTHLY RENT

\$4,476.00 + GST

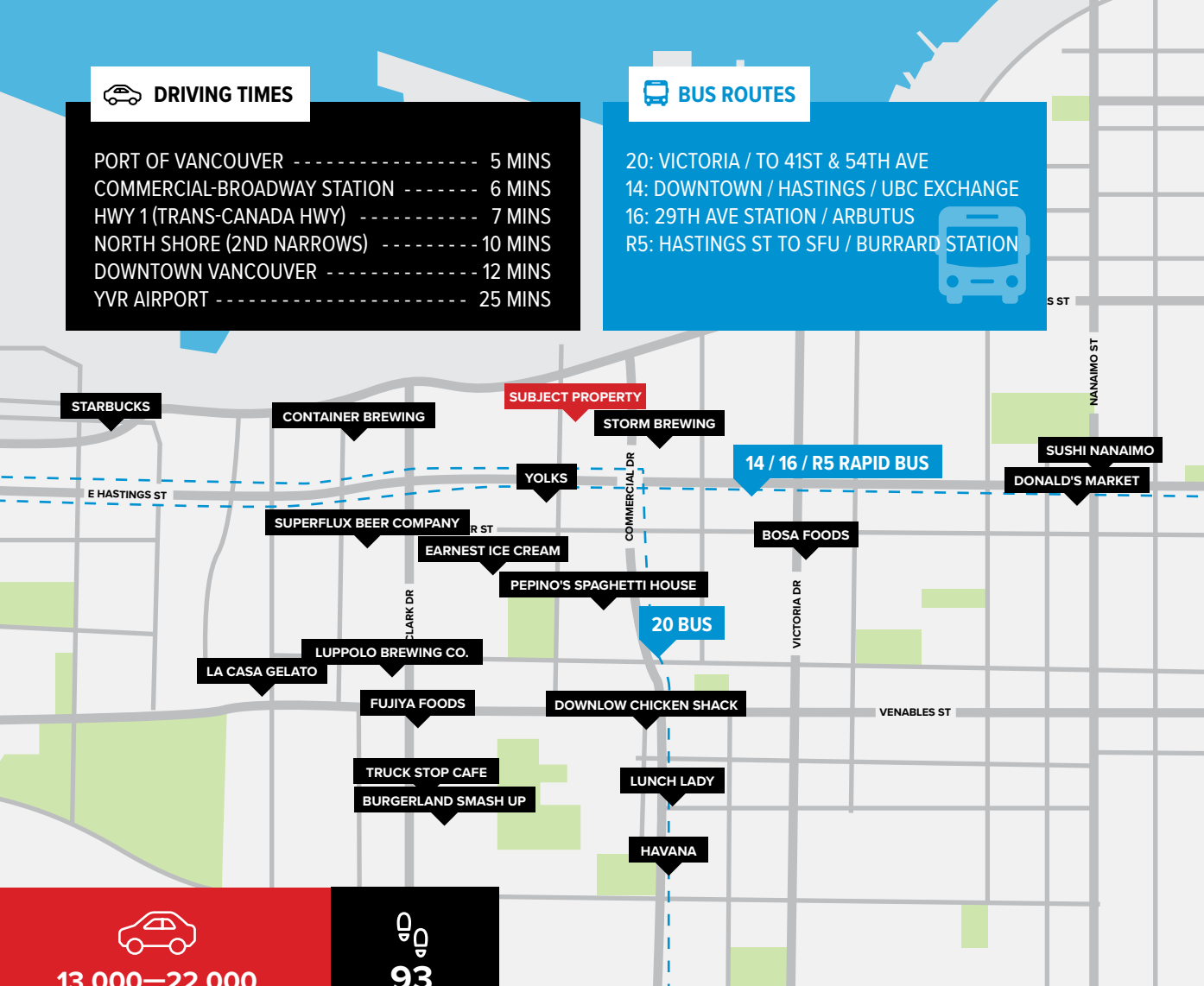


### DRIVING TIMES

PORT OF VANCOUVER ----- 5 MINS  
 COMMERCIAL-BROADWAY STATION ----- 6 MINS  
 HWY 1 (TRANS-CANADA HWY) ----- 7 MINS  
 NORTH SHORE (2ND NARROWS) ----- 10 MINS  
 DOWNTOWN VANCOUVER ----- 12 MINS  
 YVR AIRPORT ----- 25 MINS

### BUS ROUTES

20: VICTORIA / TO 41ST & 54TH AVE  
 14: DOWNTOWN / HASTINGS / UBC EXCHANGE  
 16: 29TH AVE STATION / ARBUTUS  
 R5: HASTINGS ST TO SFU / BURNARD STATION



## Location

Located on the south side of Pandora Street near the corner of Commercial Drive, the property sits in Vancouver's sought-after Strathcona industrial area. The location offers excellent connectivity to the Downtown core, Powell Street, Clark Drive, and the Highway 1 corridor, with the Commercial Drive retail and dining district and the Commercial–Broadway SkyTrain station just minutes away. It is a highly walkable, transit-rich pocket of East Vancouver well suited to businesses that value central access, amenities, and exposure.

There is excellent transit access with the Commercial–Broadway SkyTrain Station (Expo & Millennium Lines), one of the busiest transit hubs in Metro Vancouver, a short distance away, with frequent bus service along Commercial Drive, Hastings Street, and Clark Drive. The location is highly walkable and bikeable, with quick access to the Downtown core and the regional highway network.



**13,000–22,000**  
DAILY VEHICLES ON  
COMMERCIAL DRIVE



**93**  
WALKER'S  
PARADISE



**8.8 MILLION**  
ANNUAL BOARDINGS  
ON THE 20 BUS



**87**  
BIKER'S  
PARADISE

## For More Information Contact

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