

FOR LEASE | INDUSTRIAL  
**1615 VENABLES STREET**  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **8,692 SF Freestanding Office/Showroom/Warehouse Building**
- ▶ **Grade and Dock Loading**
- ▶ **Exposure Location**

**Chris McIntyre**

*Personal Real Estate Corporation*

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Location

The property is situated just off the northeast corner of Woodland Drive and Venables Street, just east of Clark Drive. This unique area is home to many service-oriented businesses, wholesaling and showroom/warehouse operations. This location offers excellent access to Downtown Vancouver and fantastic nearby local restaurants and breweries.

Features

- ▶ Exposure location
- ▶ Grade and dock loading
- ▶ 16' ceiling height in warehouse (approx)
- ▶ Showroom and modern offices
- ▶ HVAC Offices
- ▶ Concrete block construction
- ▶ Parking stalls available at the rear
- ▶ Signage available
- ▶ Gas-forced air heating
- ▶ Boardroom and lunchroom areas
- ▶ Natural light/windows in warehouse area

Zoning

I-2 (Light Industrial)

Available Areas

Street level office/showroom	1,972 SF
Ground floor office	1,120 SF
Ground floor warehouse/storage	5,600 SF
Total	8,692 SF

Basic Lease Rate

\$19.00 PSF NNN

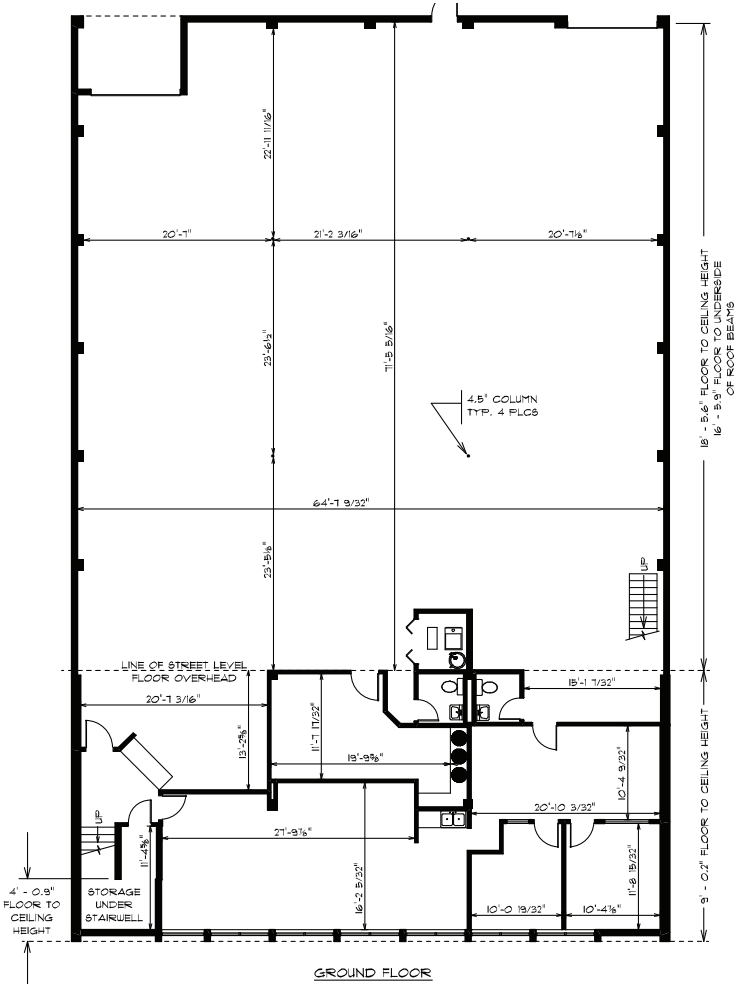
Taxes & Operating Costs

\$8.85 PSF

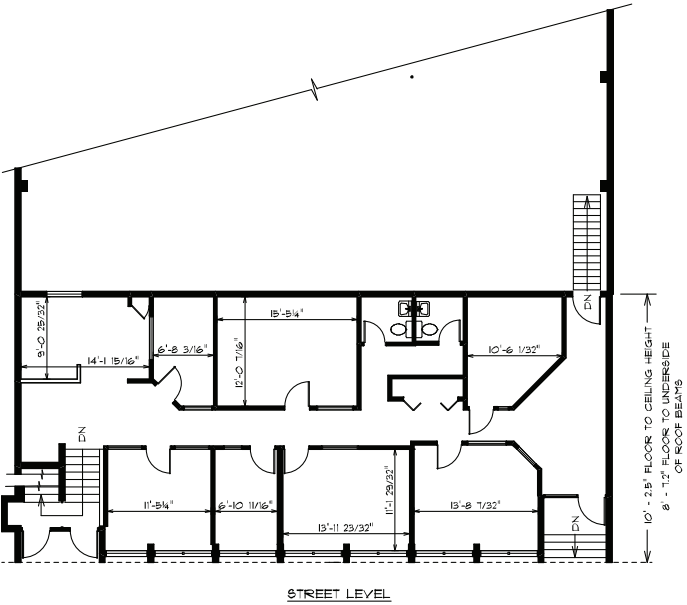
Availability

Immediate

Floor Plans

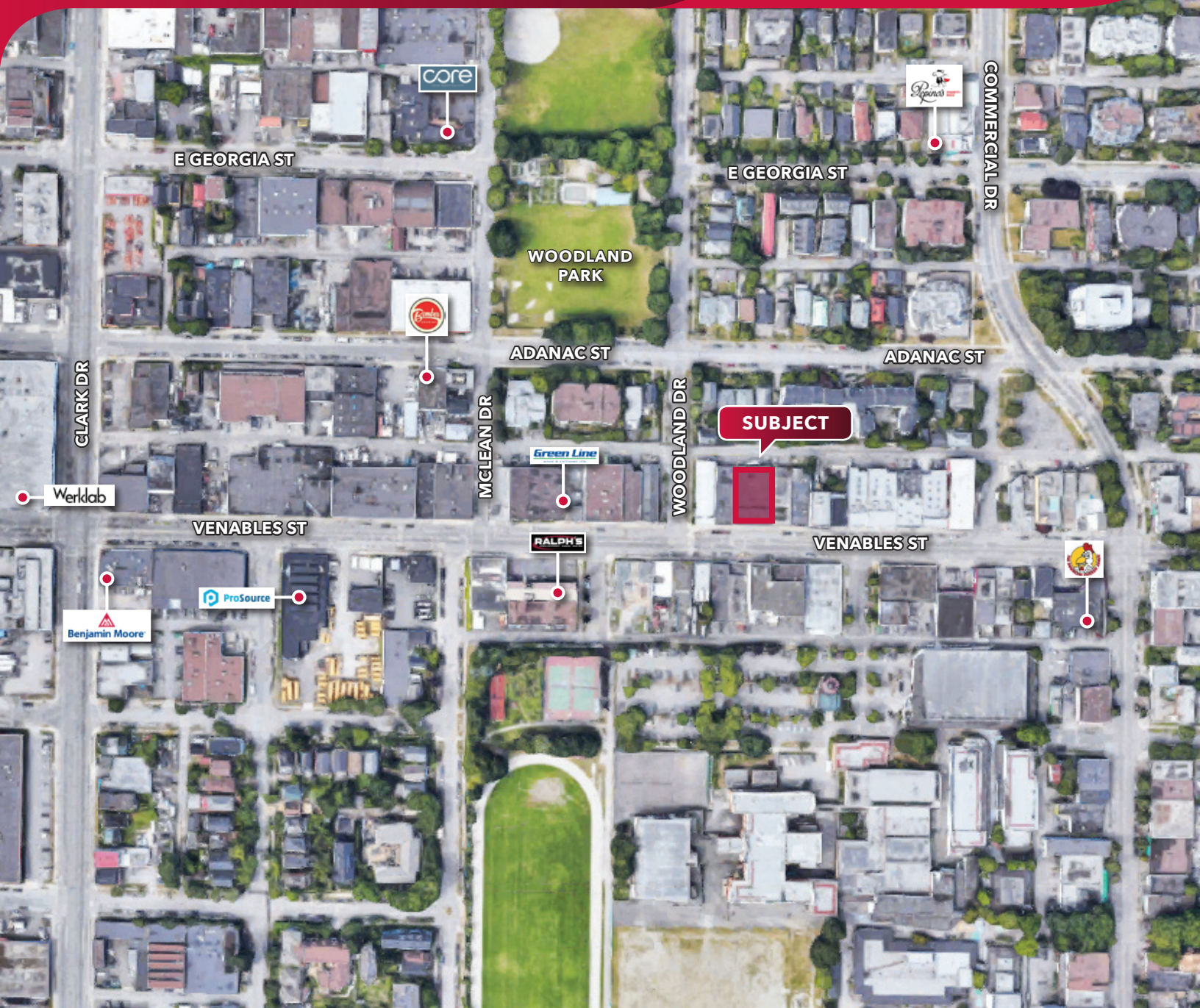


NOTE:  
1. AREA MEASUREMENTS ARE IN ACCORDANCE WITH BOMA/BIOR 2004 EXTERIOR WALL METHODOLOGY AND BOMA Z65.1-1996.





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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER