

## **1542 Rand Ave, Vancouver, V6P 3G2**

### **Exceptional Opportunity to Lease – Warehouse/Office in Vancouver (Marpole)**

- **Total Size:** 1,725 sq.ft. two-level commercial unit
- **Ground Floor (1,100 sq.ft.):**
  - Warehouse with 22' clear ceiling height
  - Grade-level loading with 8' x 8' glass loading door
  - 3-phase electrical power
  - Kitchen area with sink
  - Washroom included
- **Second Floor (625 sq.ft.):**
  - Bright office space with hardwood floors & fireplace
- **Parking:** 2 reserved stalls + ample street parking
- **Lease Rates:**
  - Base Rent: \$20/sq.ft. ≈ \$2,875 + GST / month
  - Additional Rent: \$11/sq.ft. ≈ \$1,581.25 + GST / month
- **Zoning:** I-2 Light Industrial
- **Prime Location:**
  - Minutes to YVR International Airport
  - Half-block from Granville & Marine Drive
  - Quick access to Arthur Laing Bridge, Oak Street & Knight Street