

1125B VERNON DRIVE

For Sublease

Vancouver, BC

Best Value In Strathcona



For Further Information, Contact Listing Agents:

DARREN STAREK
604 662 5175
darren.starek@cbre.com

ED FERREIRA
Personal Real Estate Corporation
604 662 5122 / ed.ferreira@cbre.com

JORDAN COULTER
604 662 5574
jordan.coulter@cbre.com



20,964 SF

Available Area

I-2

Zoning

Starting at \$17.00 PSF

Gross Lease Rate

Expiry Q1 2027

Sublease Term

30 days

Availability

Building Features

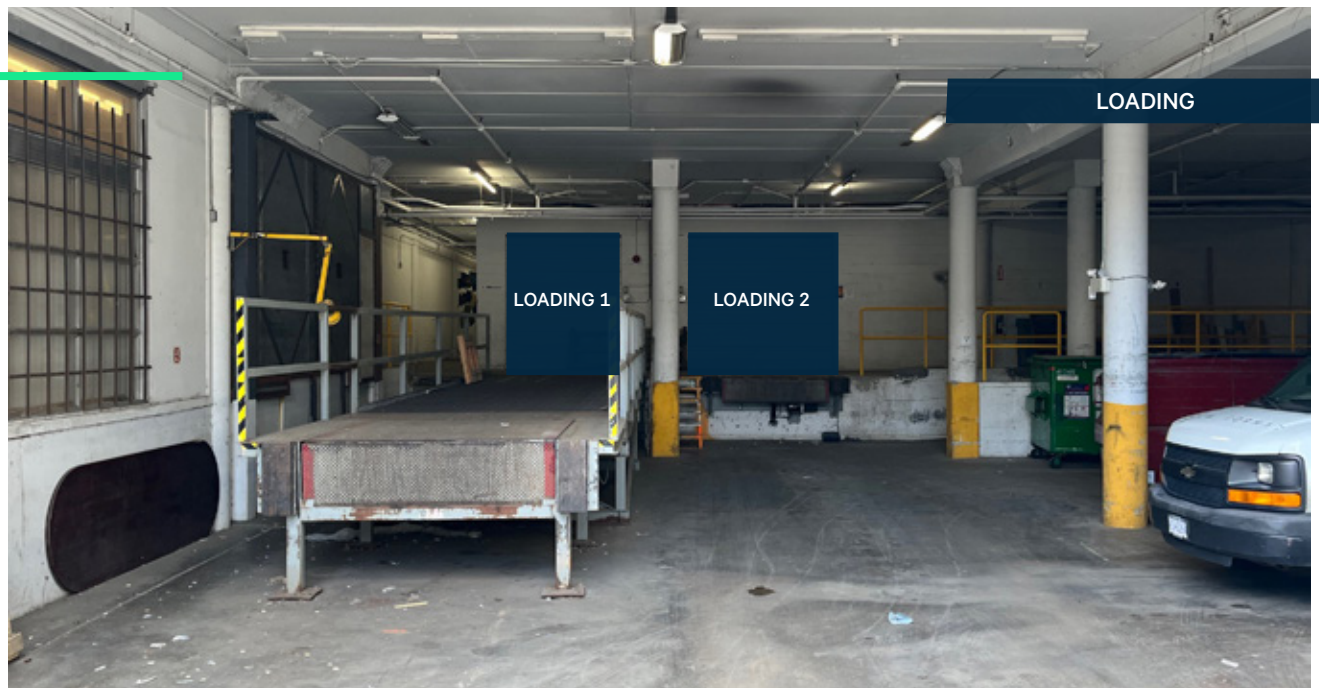
8'6" - 11'2" ceiling height

2 covered dock loading doors
1 ramped grade loading door

3 phase power

NFPA sprinklers

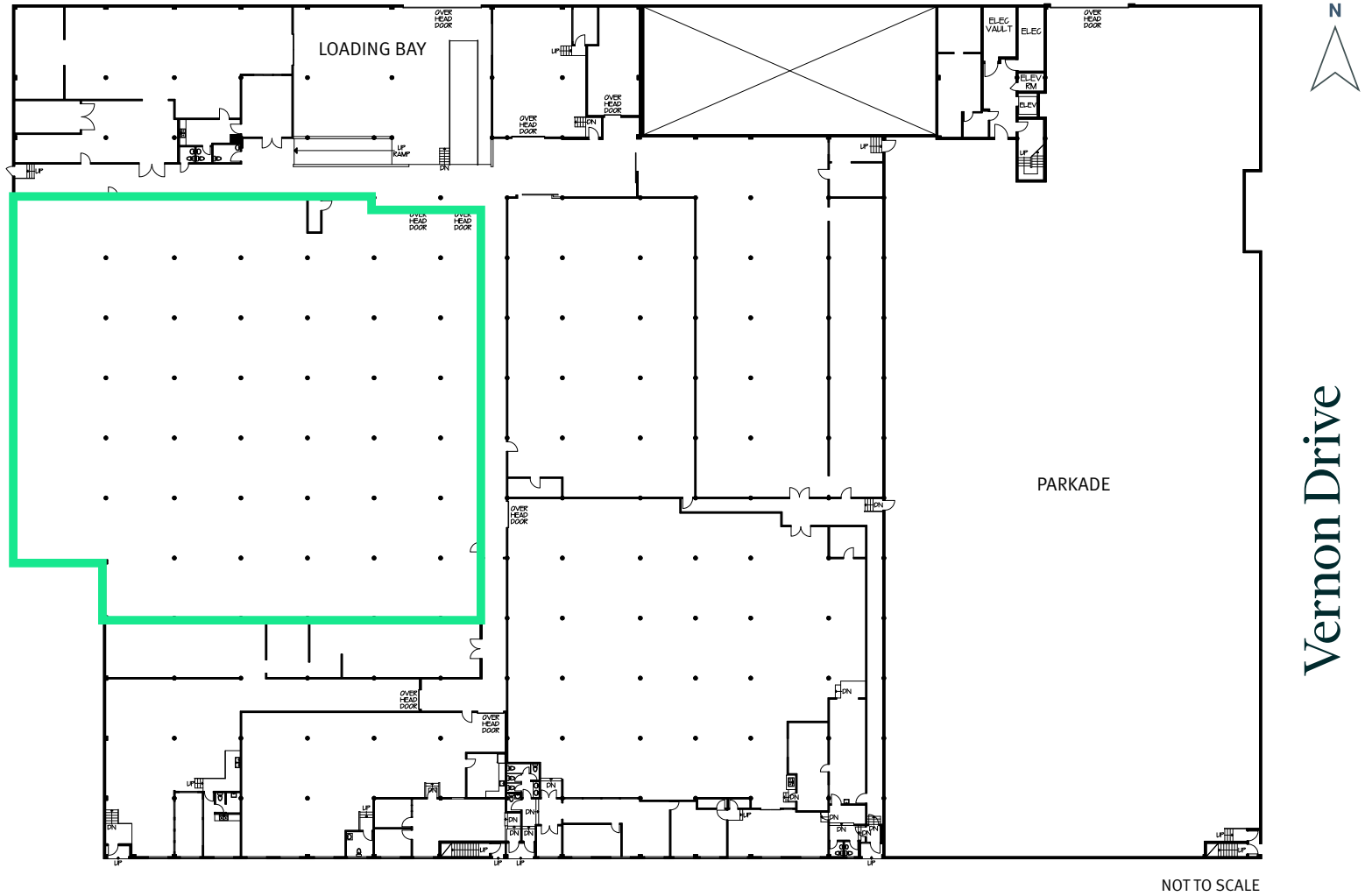
**Best Value In
Strathcona**



For Sublease

1125B Vernon Drive | Vancouver, BC

Floor Plan



NOT TO SCALE



The Location

Conveniently located just west of Clark Drive on the northwest corner of Vernon Drive and Napier Street, the warehouse is a 5-minute drive from the Downtown Core and just minutes from the Port of Vancouver. This location provides direct access to major traffic arteries including the Trans-Canada Highway and BC Highway 99.

The Strathcona neighbourhood provides numerous employee amenities including Strathcona Park and a diverse mix of restaurants, coffee shops and craft breweries such as Strange Fellows Brewing, Uprising Bakery, Trees Organic Coffee, Luppolo Brewing, La Casa Gelato, Pink Pearl Restaurant, Yolks Restaurant.

Contact

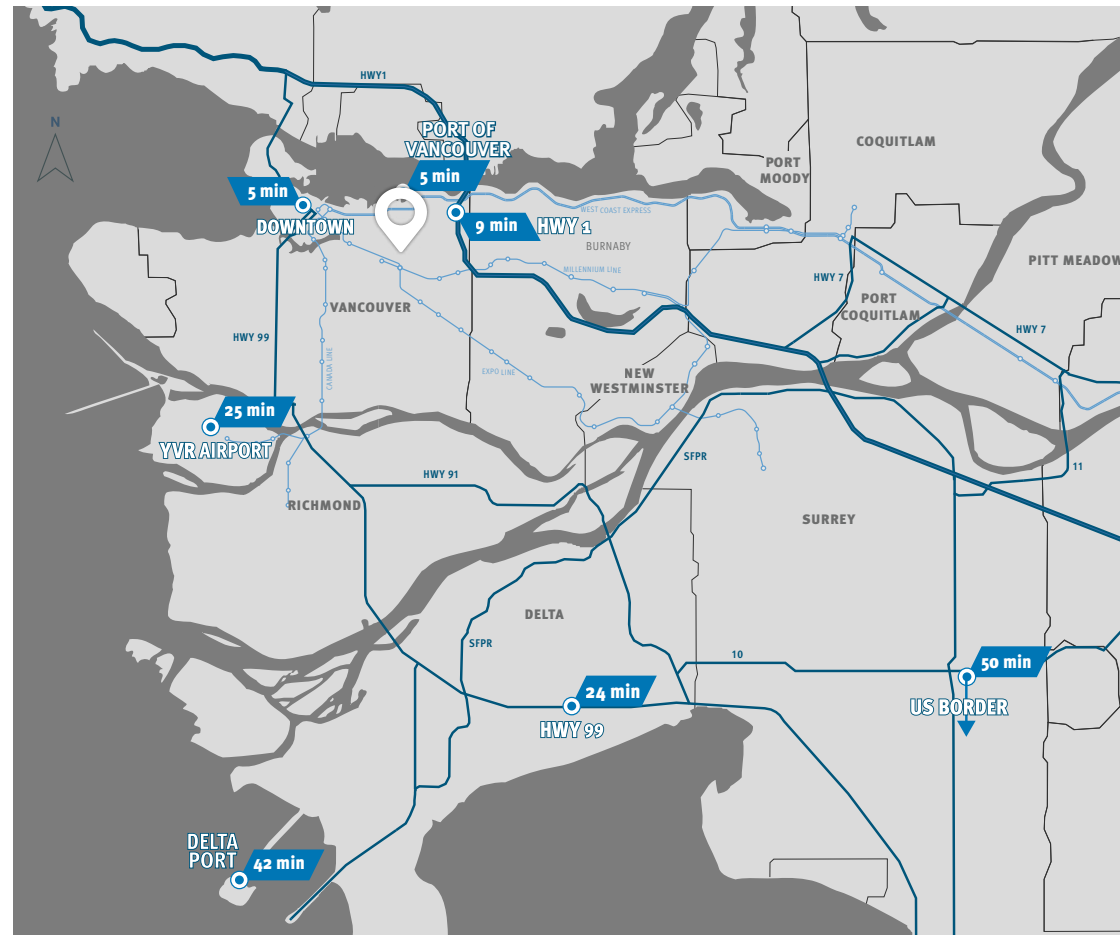
DARREN STAREK
604 662 5175
darren.starek@cbre.com

ED FERREIRA
Personal Real Estate Corporation
604 662 5122 / ed.ferreira@cbre.com

JORDAN COULTER
604 662 5574
jordan.coulter@cbre.com

Drive Times

— Main Roads —○— Public Transport



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE Limited
1021 West Hastings Street #2500 | Vancouver, BC
www.cbre.ca