

For Lease



740 & 742 Glen Drive

Vancouver, BC | Restaurant / Retail / Creative Industrial Space in Assembly Strathcona



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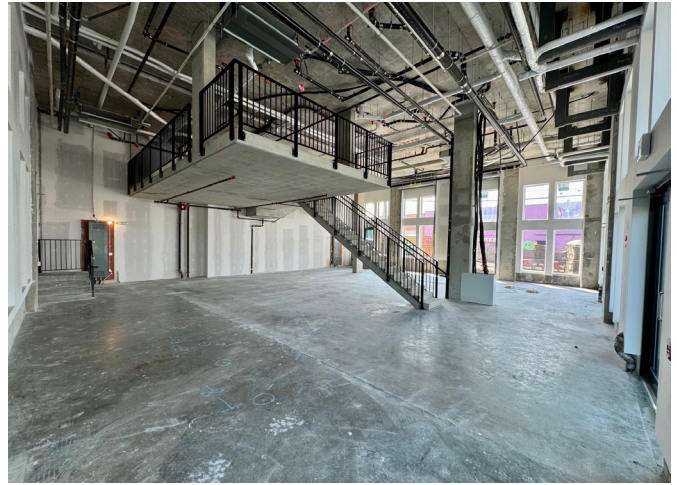
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740 & 742 Glen Drive
Vancouver, BC



Property Details



Address

740 & 742 Glen Drive, Vancouver



Available Area

Ground Floor 2,570 SF

Mezzanine 502 SF

Total 3,072 SF



Availability

September 2024 (Fixturing)



Basic Rent

\$30.00 per SF



Additional Rent

\$12.00 per SF (2024 est.)



Zoning

CD-1 (772) Retail / Services

Lease a unique 3,072 SF ground floor corner unit in Assembly, Strathcona's newest boutique mixed use development.

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Property Features

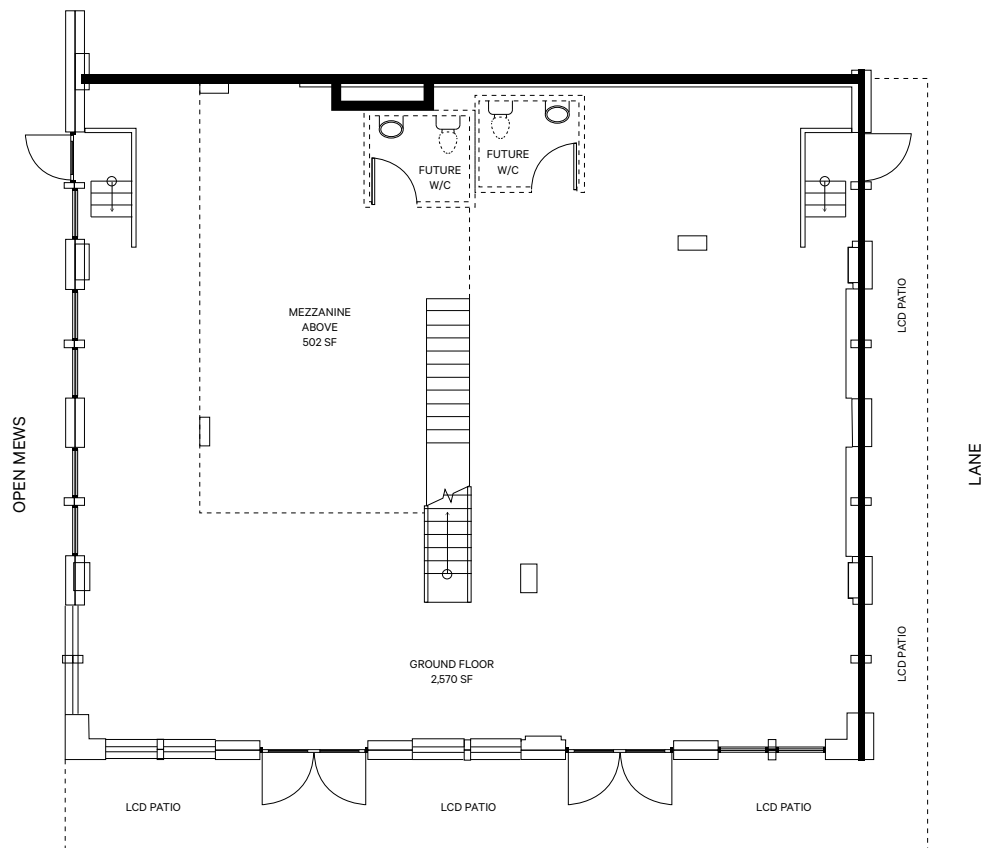
- + Contemporary Bauhaus - Inspired Design
- + Corner unit
- + 19' high ceilings
- + Oversized double pane windows
- + Five (5) reserved underground stalls
- + Shared grade loading at lane
- + End of trip facilities and gym



Restaurant/Food Services Features

- + 3 phase electrical service (2x400A/208V panels)
- + horizontal discharge louver for kitchen exhaust
- + Capped off sanitary pipes beneath unit for grease drainage systems
- + Natural gas line in unit
- + Fan coil HVAC unit
- + LCP Patio Space
- + Sprinklered

Floor Plan



GLEN DRIVE

*not to scale

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Assembly is located in the burgeoning area of Strathcona, one of Vancouver's oldest and unique neighborhoods with a deep history in industry and creativity. Assembly is the prototype for the ultimate live work lifestyle, minutes from downtown Vancouver but far enough away to appreciate the fabric of an authentic neighborhood.

Specifically, the property is located North of Adanac Street and East of Glen Drive offering close proximity to the bustling Port of Vancouver, the Trans-Canada Highway, and other major amenities.



Prime
Location

5
MINS

TO DOWNTOWN
VANCOUVER

8
MINS

TO HIGHWAY 1

15
MINS

TO NORTH SHORE

5
MINS

TO NEW ST. PAUL'S
HOSPITAL

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