

FOR LEASE | OFFICE  
**1109 VENABLES STREET**  
VANCOUVER, BC



- ▶ **2,500 SF Office/Production Building with Exposure**
- ▶ **10 Parking Stalls Available**

### Location

Located on Venables Street near the intersection of Venables and Clark Street. This unique area is home to many service-oriented businesses which allows for architects, contractors, engineers, post production, and related uses. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

### Highlights

- ▶ 10' ceilings (approximate)
- ▶ Close to transit
- ▶ Signage opportunity
- ▶ Ample natural light

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## Zoning

I-2 (Light Industrial) – allows for a wide variety of uses including office, showroom, manufacturing, storage, wholesaling, post production, distribution, and some service based business.

## Features

- ▶ 4 private offices
- ▶ 2-piece washrooms
- ▶ 10 parking stalls
- ▶ Boardroom
- ▶ HVAC
- ▶ Skylights
- ▶ Kitchenette area

## Available Space

Office/showroom area – 2,500 SF (approximate)

*\*All measurements are approximate and must be verified by the Tenant.*

## Lease Rate

\$23.00 PSF per annum (4,791.00 per month)

## Taxes & Operating Costs (2024 Estimate)

\$21.00 PSF per annum (\$4,375.00 per month), Hydro is additional and are separately metered.

## Availability

Immediate

