

For Lease
274 East 1st Avenue
Vancouver, BC

Newly Renovated Outstanding Industrial Building - Now Available



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Property Details

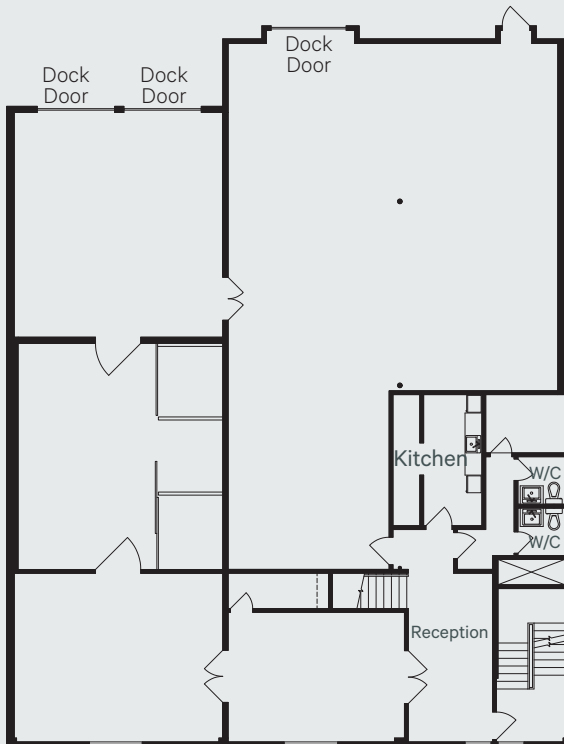
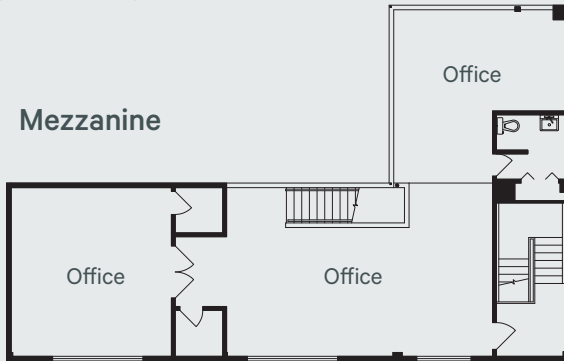
Address	274 East 1 st Avenue, Vancouver	
Available Area	Main Floor	4,554 sq. ft.
	Mezzanine	1,561 sq. ft.
	Total	6,115 sq. ft.
Zoning	IC-3	
Loading	3 dock loading doors	
Parking	Excellent parking available	
Occupancy	Immediate	
Taxes & Op. Costs	\$17.00 per sq. ft. (2025 est.)	
Lease Rate	\$22.00 \$18.95 per sq. ft., triple net	



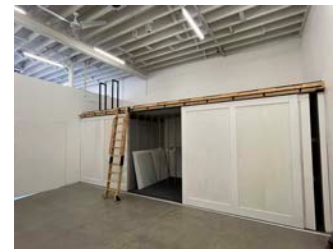
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Layout may not be exactly as shown Not to scale.



East 1st Avenue



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Features



3 dock level loading doors



14'10" ceiling height



3, two-piece washrooms
1 on mezzanine, 2 on main floor



Kitchenette



Open plan office
with new flooring



Ample natural light in
warehouse and office area



Single phase power

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Prime Mount Pleasant Location

Located in the heart of Mount Pleasant, the Subject Property offers the opportunity to operate within one of Vancouver's most dynamic and rapidly evolving areas. The location is surrounded by a vibrant mix of creative studios, production facilities, high tech businesses, and is steps from Olympic Village and Emily Carr University of Art and Design. Tenants will benefit from its close proximity to Red Truck Brewery, local cafés, fitness studios and cultural venues. The property is well serviced by transit with frequent bus routes, and is less than 300 meters from the new Emily Carr SkyTrain Station in addition the Main Street Science World Station which easily is accessible, providing seamless access to Metro Vancouver.



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