

Light Industrial Space | For Lease

CBRE

1937 Triumph Street

Vancouver, BC



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Exceptional opportunity to lease a 4,770 SF ground floor light industrial unit in a convenient and rapidly growing location

Property Details



Address

1937 Triumph Street, Vancouver



Available Area

4,770 SF



Availability

Fall 2024



Basic Rent

Contact Listing Agents



Additional Rent

\$11.00 PSF (estimated)



Parking

Two (2) secured underground stalls



Zoning

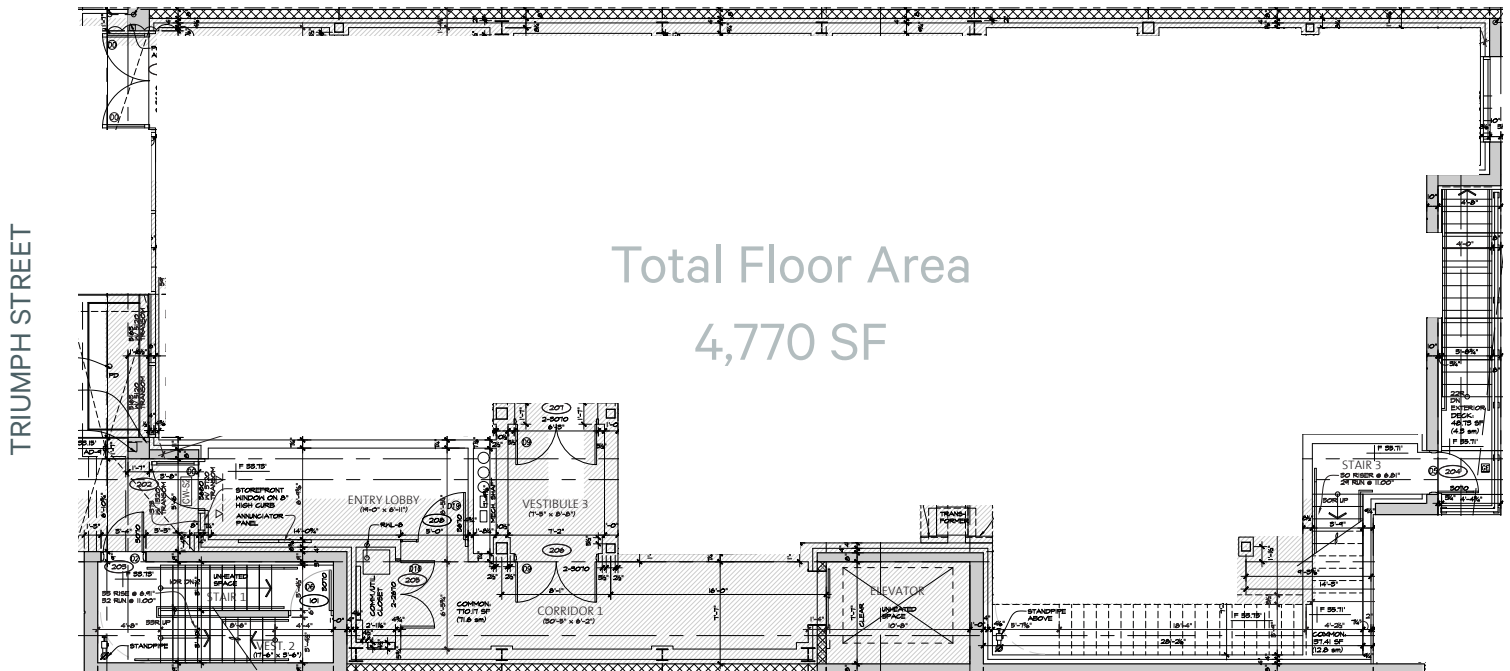
I-2 Light Industrial



Space Features

- + New construction
- + 17' high ceilings (approximately)
- + Oversized double pane windows
- + Sprinklered
- + 3 phase electrical services
- + Fan coil HVAC unit
- + Secured underground parking
- + Shared grade loading at lane

Floor Plan



*not to scale

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1937 Triumph Street is located in the heart of Vancouver's burgeoning Port Town district, extending from the Gastown and Railtown markets just minutes to the west. Specifically, 1937 Triumph Street is located one block South of Powell Street and half a block East of Victoria Drive. The area has seen a recent influx of chic restaurants, cafes, distilleries, microbreweries, and creative spaces, including Parallel 49 Brewing located directly across the street, JJ Bean, Resurrection Spirits, Pallet Coffee Roasters, Straight and Marrow and Odd Society Spirits. Additionally, Conwest's Ironworks Development, one block to the south has added significant depth to the employment pool and business types moving into the area. Downtown Vancouver and Highway 1 are only a five-minute drive away, making this location highly convenient for both customers and employees alike.



Prime Location

10
MINS

TO DOWNTOWN
VANCOUVER

5
MINS

TO HIGHWAY 1

10
MINS

TO NORTH SHORE

5
MINS

TO NEW ST. PAUL'S
HOSPITAL

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