

For Sublease

# 1040 Parker Street

Vancouver, BC

Wholesale Distribution Warehouse Opportunity in Prime Strathcona Location



## CONTACT

### DARREN STAREK

Senior Vice President  
Industrial Properties  
604 662 5175  
darren.starek@cbre.com

### ED FERREIRA

PERSONAL REAL ESTATE CORPORATION  
Senior Vice President  
Industrial Properties  
604 662 5122  
ed.ferreira@cbre.com

### JORDAN COULTER

Associate Vice President  
Industrial Properties  
604 662 5574  
jordan.coulter@cbre.com

**CBRE**

## Property Details

### Building Area

Office	1,530 SF
Warehouse	8,039 SF
Total	9,569 SF (approx.)

Additional storage area of approx. 1,890 SF available

### Zoning I-2 (Industrial)

Suitable for a variety of clean light industrial uses including warehouse, wholesale, assembly, light manufacturing and production uses.

### Availability

Immediate

### Sublease Term

February 2027\*

\*Longer term available, contact Listing Agents for more information

### Taxes & Operating Costs

\$11.28 PSF (2025 est.)

+ 5% management fee

### Sublease Rate

\$16.50 PSF, triple net

## Property Features



24' 6" clear ceiling heights



Approx. 1,530 SF of open plan office with reception area, 2 private offices, boardroom and lunchroom



3 dock loading doors  
1 ramped loading door



Office area features ample natural light



Fenced & secure loading/parking area



2 washrooms and employee shower



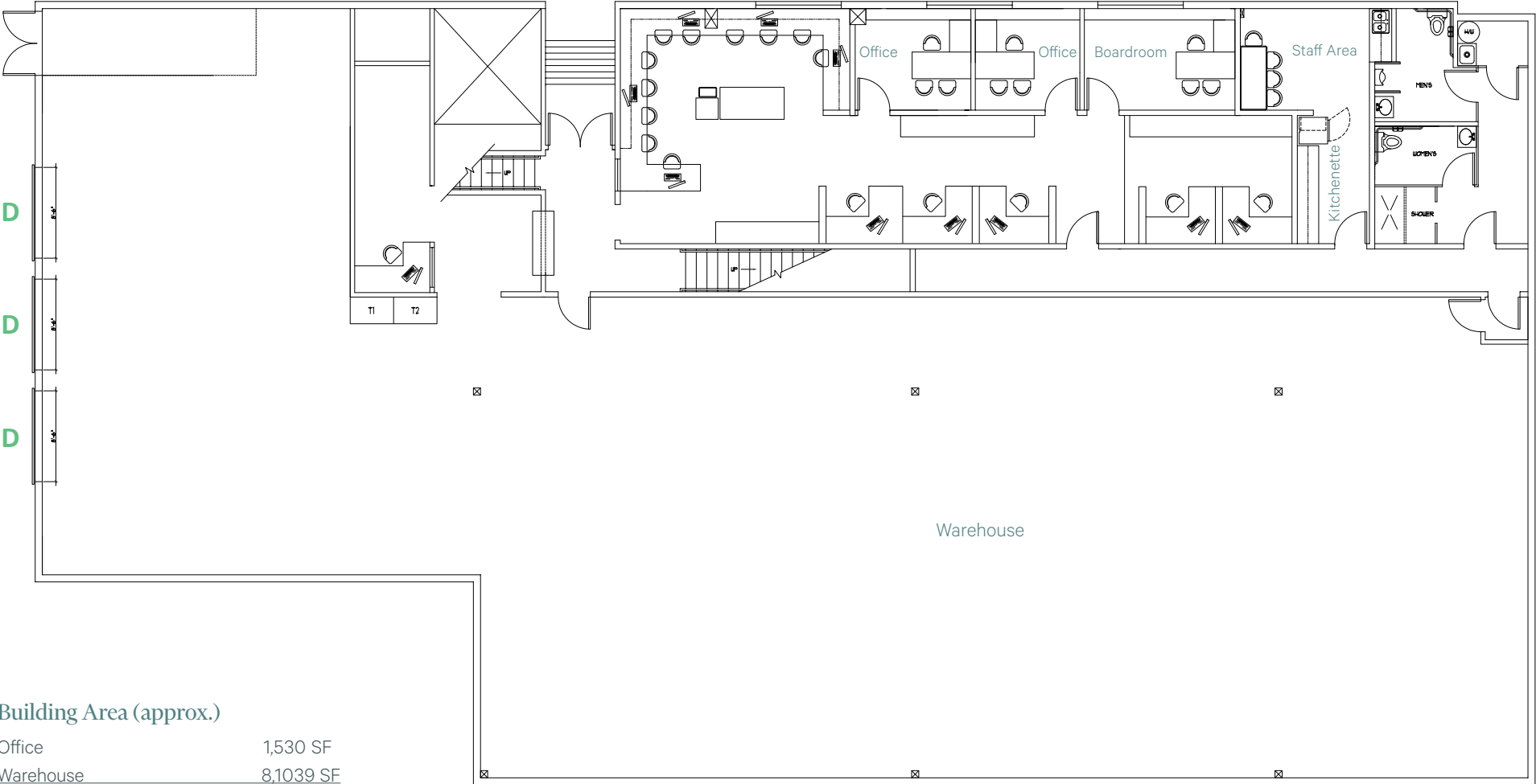
3-phase power



Prime Strathcona location



FLOORPLAN



Building Area (approx.)

Office	1,530 SF
Warehouse	8,1039 SF
Total	9,569 SF

D- Dock Loading

\*Layout may not be exactly as shown.

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# Industrial | For Sublease

## PROPERTY PHOTOS

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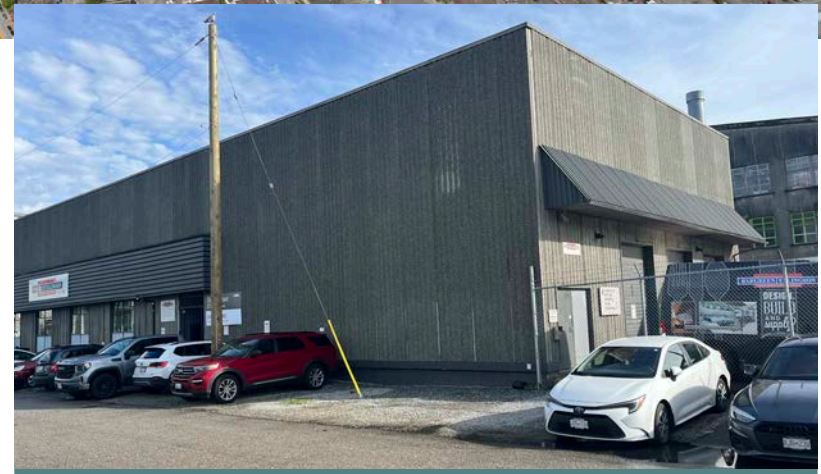




## LOCATION

Conveniently located just west of Clark Drive on the northwest corner of Vernon Drive and Parker Street, 1040 Parker Street is a 5-minute drive from the Downtown Core and just minutes from the Port of Vancouver. The Subject Property provides direct access to major traffic arteries including the Trans-Canada Highway and BC Highway 99.

The Strathcona neighbourhood provides numerous amenities nearby, 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, and Yolks Restaurant.



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Personal Real Estate Corporation  
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## ABOUT THE PROPERTY MANAGER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

[www.beedie.ca](http://www.beedie.ca)

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