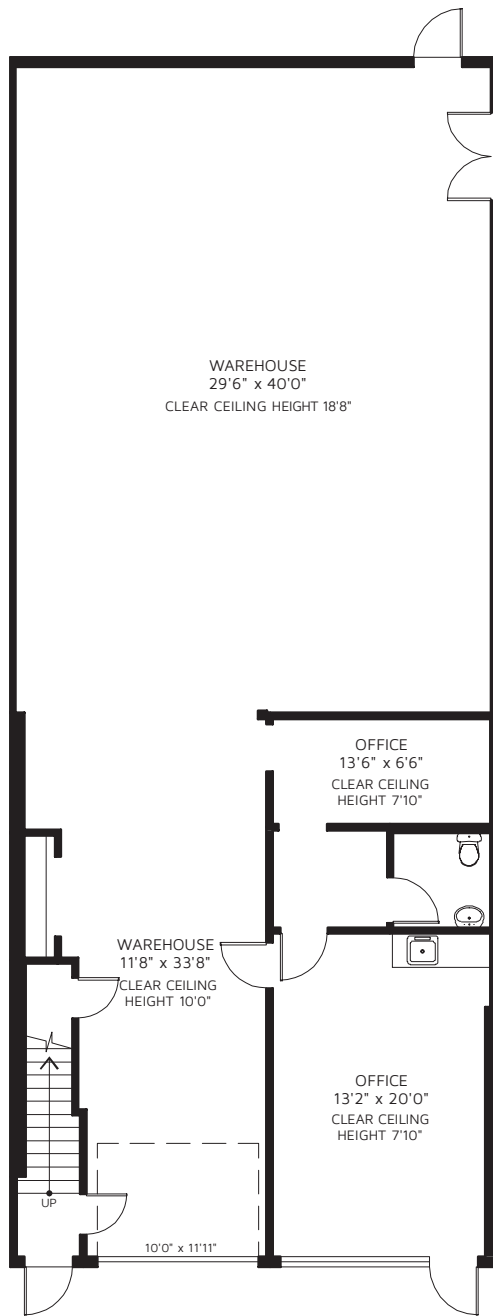
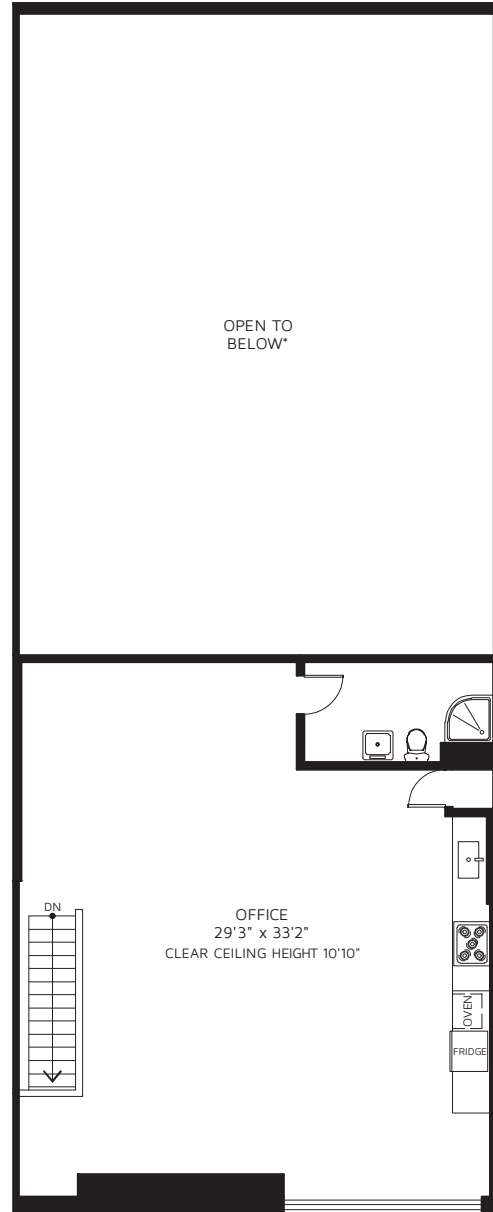


**310 - 8495 ONTARIO ST, VANCOUVER, V5X 3E8**



**MAIN FLOOR**



**UPPER FLOOR**

UPPER LEVEL	1,041 SQ FT
MAIN LEVEL	2,261 SQ FT
<b>GROSS LEASABLE AREA</b>	<b>3,302 SQ FT</b>

MEASURED ON MAY 8, 2026 EXCLUSIVELY FOR RANDY ZHAO. VALID FOR 1 YEAR