



# For Lease

**408 Terminal Avenue, Vancouver, BC**  
Mixed Office/Retail Space

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## Property Highlights



Prime Visibility off a major road, with exposure to over 42,000 vehicles per day.



Full build out with furniture included, suitable for a variety of uses.



Proximity to transit lines, providing direct access across the GVA.



Surrounding closely amenities such as the upcoming St. Paul's Hospital and Sky Train stations.



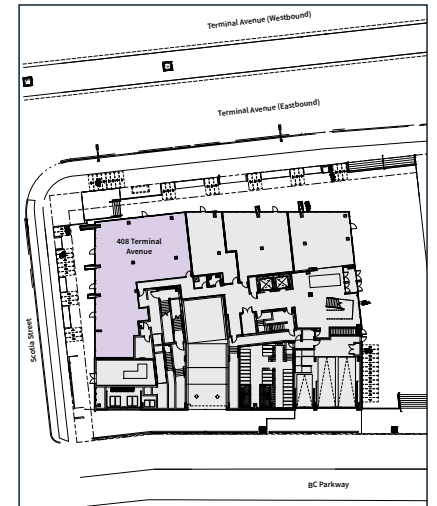
## The Location

Strategically positioned along a major commercial and industrial arterial, 408 Terminal Avenue offers exceptional visibility and connectivity between downtown Vancouver and Vancouver East. This high-traffic corridor provides unparalleled access to both established and emerging markets, while excellent public transportation—including the nearby Expo Line and the new Millennium Line SkyTrain Station opening just 200 meters away in 2027—positions this property at the heart of Vancouver's expanding rapid transit network.

## Salient Details

<b>Size:</b>	2,949 sf
<b>Parking:</b>	Available upon request
<b>Zoning:</b>	CD-1 (518)
<b>Timing:</b>	Flexible
<b>Base Rent:</b>	Contact Listing Agents
<b>Additional Rent:</b>	\$29.00 psf/pa

## Site Plan









Downtown  
Vancouver

Mount Pleasant  
Station



408 Terminal Avenue

Emily Carr  
University

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