

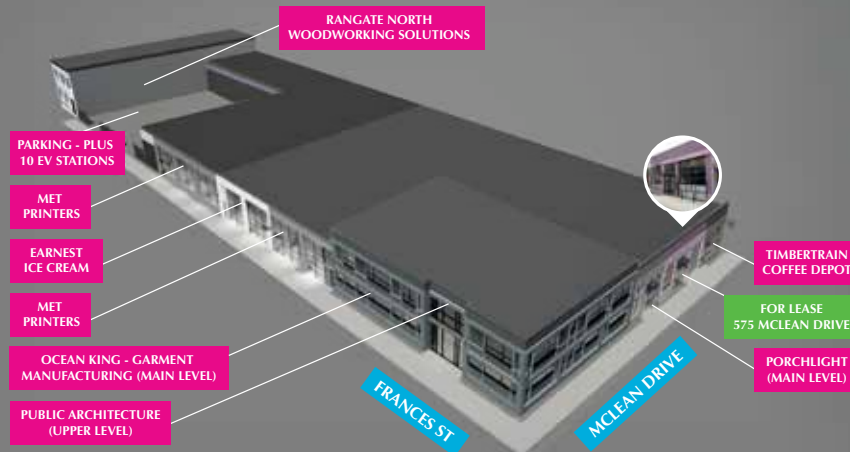


## PRIME LOCATION

### CENTRAL LOCATION WITH QUICK ACCESS TO ALL POINTS

|                           |                |
|---------------------------|----------------|
| Walk to Stratcona Park    | <b>01 MIN</b>  |
| New St. Paul's Hospital   | <b>06 MINS</b> |
| Highway #1                | <b>06 MINS</b> |
| Burnaby                   | <b>07 MINS</b> |
| Downtown Vancouver        | <b>08 MINS</b> |
| Walk to Skytrain Station  | <b>14 MINS</b> |
| Kitsilano                 | <b>15 MINS</b> |
| North Vancouver           | <b>15 MINS</b> |
| YVR International Airport | <b>25 MINS</b> |

### YOU'RE IN GOOD COMPANY



## GREAT LOCATION FOR...

LUXURY, SUSTAINABLE, AND EXPERIENTIAL BUSINESS CONCEPTS IN FOOD, FASHION & FURNITURE.



Fashion Production + Retail



Food & Beverage Production + Retail



Tech & Innovation - Driven Businesses

## PROPERTY DETAILS

**AVAILABLE AREA**  
3,600 SQ. FT.

**ZONING**  
I-2 (Industrial)

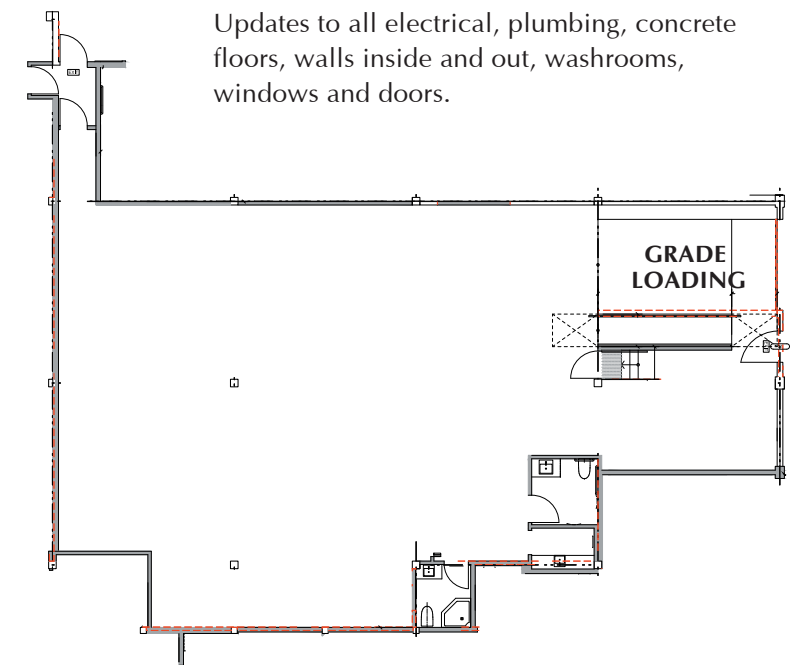
**ESTIMATED TAXES & OP. COSTS**  
\$2,940 per month

**OCCUPANCY**  
Contact Listing Agents

**ASKING RATE**  
\$8,450 per month, triple net

## FLOORPLAN

### NEWLY RENOVATED INDUSTRIAL SPACE



2" water feed  
Two (2) washrooms  
1 accessible  
1 with shower  
Wheelchair accessible

HVAC  
Fibre-optics  
High-speed internet ready  
Concrete construction  
Flexible open-concept layout



FRONT/AT GRADE LOADING



WAREHOUSE/MAIN



FRONT/OFFICE AREA

For Lease Light Industrial + Retail Space










FOR LEASE

# 575

IN THE HEART OF STRATHCONA

# McLEAN DRIVE

# PROPERTY FEATURES

-  12'2" to 13'5" Ceiling height
-  1 grade-level loading door
-  3-phase 100-amp 120/208-volt power (200A can be made available)
-  Sub Station on the property
-  Parking and 10 EV stations on site
-  Air-conditioned units
-  Sprinkler system
-  Coffee and lunch next door
-  Ice cream around the corner

INDUSTRIAL SPACES WITH CHARACTER LIKE THIS ARE IN EXTREMELY HIGH DEMAND IN STRATHCONA, MAKING THIS AN INCREDIBLE OPPORTUNITY FOR BUSINESSES SEEKING A PREMIUM LOCATION.

**SIGN A LEASE BEFORE APRIL 1ST, 2025, AND RECEIVE ONE-MONTH RENT FREE**

**BOOK A PRIVATE VIEWING TODAY!**

## AERIAL VIEW FLOORPLANS

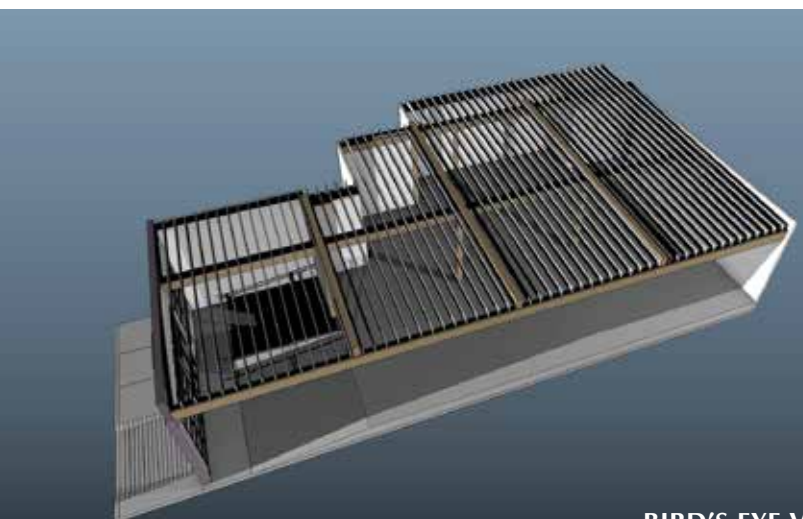
COMPETITIVE PRICING FOR A PREMIUM INDUSTRIAL SPACE IN EAST VANCOUVER'S MOST EXCLUSIVE CREATIVE HUB.



SIDE ELEVATION



SIDE PROFILE



BIRD'S EYE VIEW

DESIGNED FOR VISIONARIES, THIS SPACE IS PERFECT FOR THOSE WHO DEMAND A WORKPLACE AS BOLD AS THEIR IDEAS.

- Artisanal & Creative Manufacturing + Retail
- Life & Health - Oriented Businesses + Retail
- Lifestyle, Health, & Wellness Brands
- Niche & Hobby - Focused Manufacturing + Retail

FLOODED WITH NATURAL LIGHT, EXPANSIVE WINDOW FACADE TO ILLUMINATE THE SPACE, MAKING IT PERFECT FOR CREATIVE WORK AND CLIENT FACING BUSINESS.

BE PART OF THIS ICONIC MID-CENTURY BLOCK

# CBRE

AVAILABLE FOR A SELECT TENANT READY TO ELEVATE THEIR BRAND PRESENCE.

## CONTACT LISTING AGENTS FOR MORE INFORMATION

**DARREN STAREK**  
Senior Vice President  
Industrial Properties Group  
darren.starek@cbre.com  
604.662.5175

**ED FERREIRA**  
Personal Real Estate Corporation  
Senior Vice President  
Industrial Properties  
ed.ferreira@cbre.com  
604.662.5122

**JORDAN COULTER**  
Senior Sales Associate  
Industrial Properties Group  
jordan.coulter@cbre.com  
604.662.5574

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC

[cbre.ca/properties](https://www.cbre.ca/properties)

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