

VALUE



PROPERTY
GROUP

FOR LEASE

#201 – 8449 MAIN STREET
VANCOUVER, BC

RARELY AVAILABLE MAIN STREET UNIT



I-2 ZONING NOW ALLOWS OFFICE TENANTS IN MEDICAL, DENTAL, LEGAL, ACCOUNTING, REAL ESTATE, INSURANCE AND MORE!

Value Property Group
(604) 606-7016
leasing@valueindustries.com



SCAN ME

400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

FOR LEASE

201 – 8449 Main Street
Vancouver, BC

LOCATION

70,000 sq. ft. multi-tenant building offering easy access and egress, good exposure and signage. This property is prominently located on the north-west corner of E. Kent Avenue & Main Street. The property offers convenient access via the major transport routes to Downtown Vancouver, Richmond, Burnaby and only a few blocks from Cambie Skytrain station.

HIGHLIGHTS

- 2nd floor exposure to Main Street
- Ample parking for staff and clients
- I-2 zoning – now allows office tenants in medical, dental, legal, accounting, real estate, insurance and more!
- Great natural light

UNIT 201:

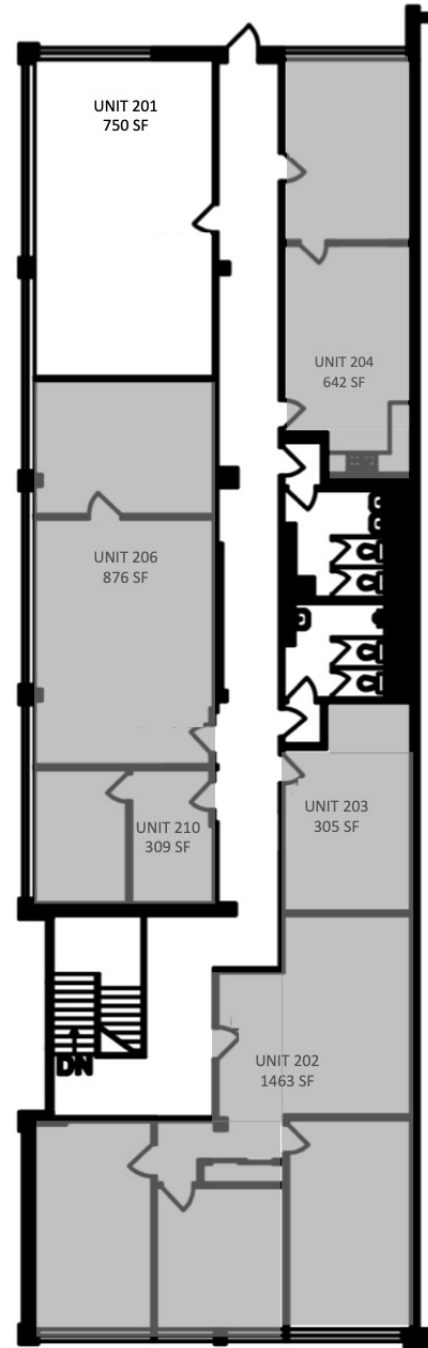
- 750 square feet (large open workspace)
- Available immediately

BASE RATE

- \$2,000 gross/month
(*excludes management fee)

CHECK OUT OUR VIDEO TOUR!

<https://tours.pixlworks.com/201-8449-main-st-vancouver>



Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change. *\$10.00/sq. ft. base rent offer expires May 31, 2024.

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