

**AVISON
YOUNG**

For Lease

1420 & 1430 Kootenay Street
Vancouver, BC



2,687 sf up to 5,376 sf
of office and warehouse
space in Kootenay
Business Centre

Bryn Cartwright
Associate Vice President
604 647 5093
bryn.cartwright@avisonyoung.com

Drew Nielson
Associate
604 647 1355
drew.nielson@avisonyoung.com

Opportunity

Exclusive opportunity to lease 2,687 sf up to 5,376 sf of office and warehouse space in Kootenay Business Centre, strategically located minutes from the Brentwood industrial area.

The two available units are connected via two main doors and may be leased together or separately. Tenants have the option to remove some or all of the office area to increase the warehouse footprint.



Property details

ZONING

I-2 (Light Industrial) permits a wide range of light impact industrial uses including, but not limited to light manufacturing, service industrial, wholesale, research laboratories, and specialized, high-tech, or digital industries

YEAR BUILT

1988

LOADING

One (1) dock-level loading door per unit

ASKING LEASE RATE

\$22.00 psf, net

ADDITIONAL RENT (2026)

\$12.50 psf

Property highlights



Opportunity to lease between 2,687 sf up to 5,376 sf of quality office and warehouse space



Available units can be combined or leased separately



Updated office features include a reception, private and open office areas, kitchenettes and washrooms



Well-positioned in a quality industrial business park with a variety of prominent businesses nearby



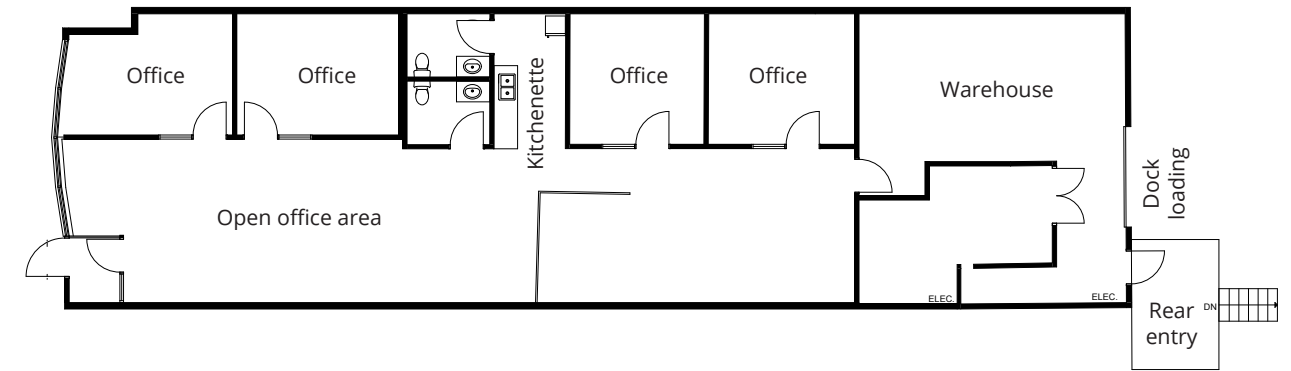
Situated near the Brentwood industrial area, with proximity to major bus routes, restaurants, shops and services



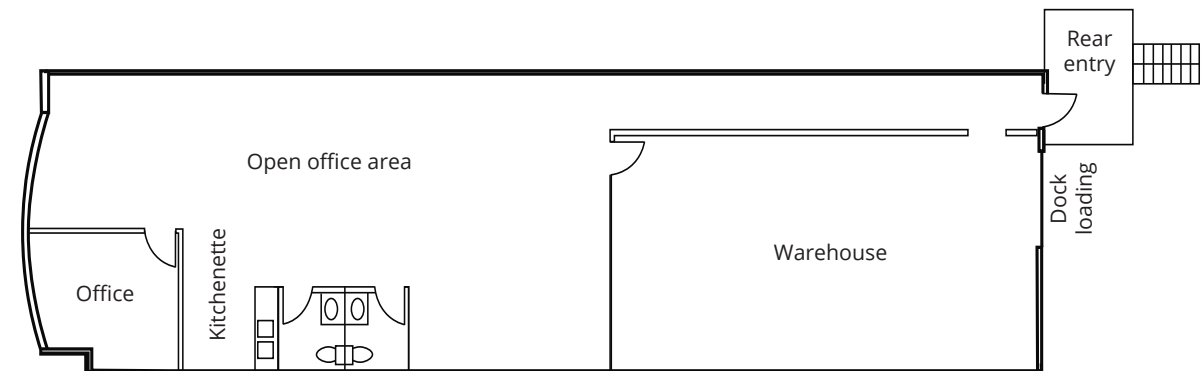
Easy access to both Highway 1 (Trans-Canada) and Highway 7 (Lougheed), providing seamless accessibility throughout Metro Vancouver

Floor plan

UNIT 1420



UNIT 1430









Unit breakdown

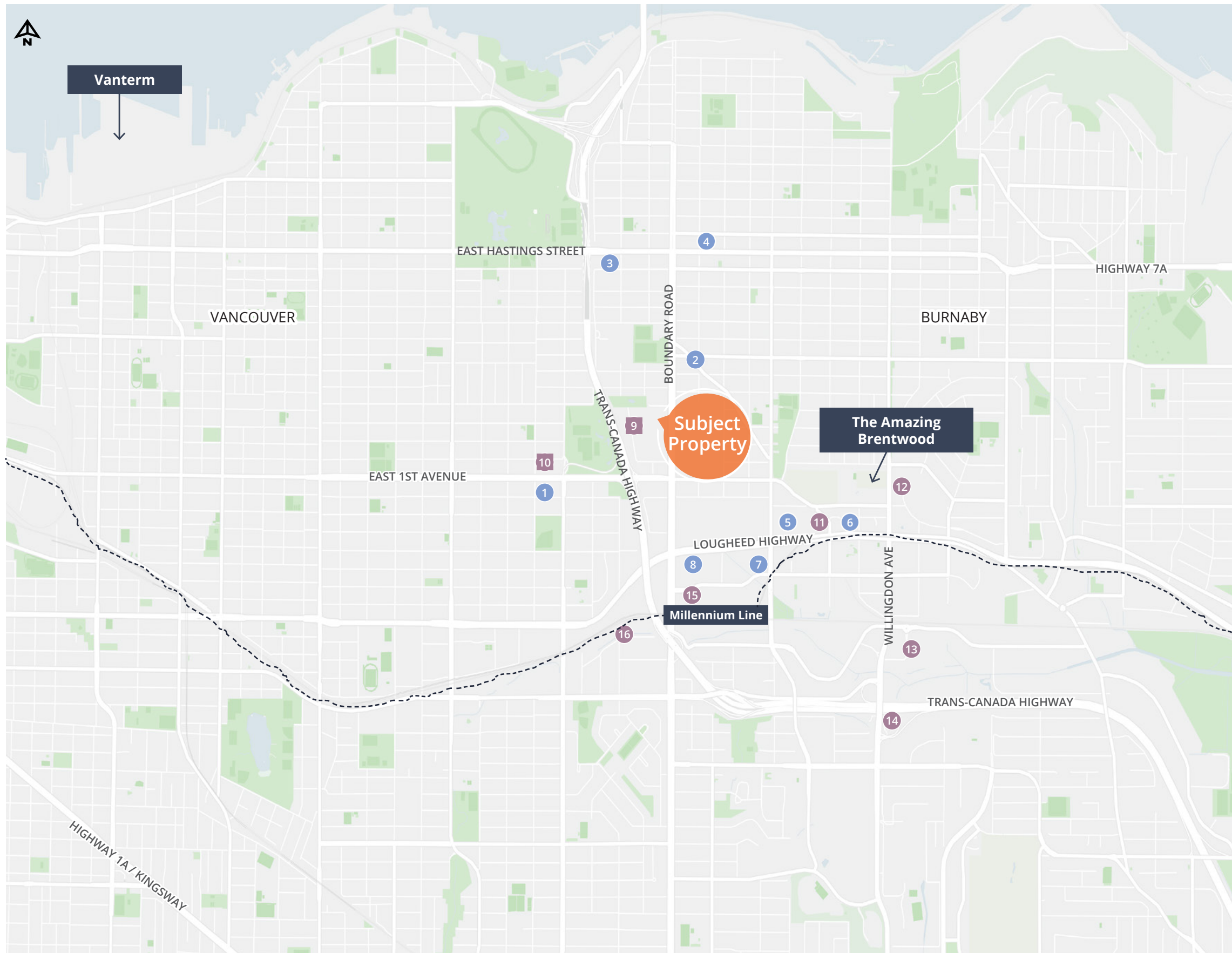
Unit	1420	1430	1420 & 1430
Area	2,687 sf	2,689 sf	5,376 sf
Loading doors	One (1) dock	One (1) dock	Two (2) dock
Availability date	60 - 90 days' notice	60 - 90 days' notice	60 - 90 days' notice



Unit features

-  One (1) dock-level loading door per unit
-  16' clear ceiling height
-  Two (2) private washrooms and a kitchenette per unit
-  100 amp, 3-phase electrical service
-  Fully sprinklered
-  Four (4) to eight (8) dedicated parking stalls, plus ample visitor parking





Location

The property is strategically located just minutes from the Trans-Canada Highway, near the intersection of 1st Avenue and Boundary Road. The building offers seamless access to Vancouver, Burnaby, and Highway 1, providing tenants with unparalleled connectivity to major transportation routes and countless amenities. This prime location ensures optimal convenience for businesses looking to thrive in a central and accessible environment.

Amenities

RESTAURANTS

1. Poor Italian Ristorante
2. Steamworks Brewery & Taproom
3. Kenadell Japanese Bakery
4. Pho Pasteur
5. Cactus Club Cafe
6. Joey's
7. Earls
8. Birdies

SHOPPING & SERVICES

9. Bosa Foods
10. Petro Canada
11. Save-On Foods
12. The Amazing Brentwood
13. Costco
14. Grand Villa Casino & Hotel
15. Home Depot
16. Canadian Tire

Drive times

Highway 1	2 minutes
Highway 7	3 minutes
The Amazing Brentwood	7 minutes
Downtown Vancouver	18 minutes
Vancouver International Airport (YVR)	30 minutes
Highway 91	30 minutes
Highway 99	40 minutes
US-Canada Border Crossing	50 minutes



Contact for more information

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604 647 5093
bryn.cartwright@avisonyoung.com

Drew Nielson, Associate
604 647 1355
drew.nielson@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member