

FOR LEASE | OFFICE  
**3689 EAST 1ST AVENUE**  
VANCOUVER, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Second Floor Office Units**
- ▶ **High Profile Architecturally Designed Complex**
- ▶ **Centrally Located at 1st Avenue & Boundary Road**
- ▶ **Immediate Highway 1 Access**

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CELEBRATING OVER  
 **50**  
YEARS IN VANCOUVER





Unit 210



Unit 210

**Available Space**

Unit	Size	Lease Rate	Total Monthly Rent + GST	Availability
<del>Unit 205</del>	<del>1,248 SF</del>	<del>\$22.95 PSF</del>	<del>\$3,686.03</del>	<b>LEASED</b>
Unit 210	1,445 SF	\$22.95 PSF	\$4,267.57	Immediate
Unit 235	3,800 SF	\$22.95 PSF	\$11,223.49	Immediate

**Taxes & Operating Costs**

\$12.49 PSF (2023)

**Features**

- ▶ Central location with highway access
- ▶ Excellent identification
- ▶ HVAC
- ▶ Elevator
- ▶ On-site parking at no additional charge
- ▶ Private offices and boardroom

**Zoning**

I-2 (Industrial)

- ▶ Lunchroom/kitchenette (unit 235)
- ▶ In-suite washrooms (unit 235)
- ▶ 2 private offices (unit 210)
- ▶ Large open plan area (unit 210)
- ▶ Coffee bar (unit 210)



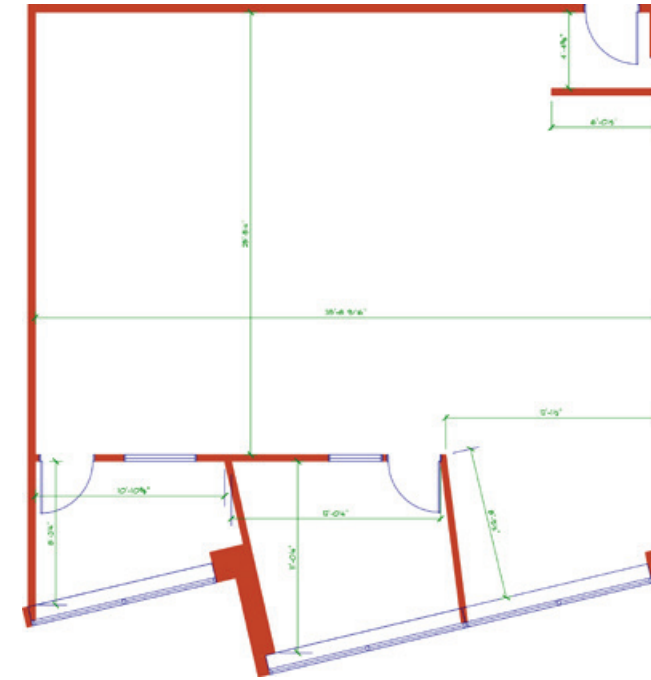
Unit 235 reception



Unit 235 offices

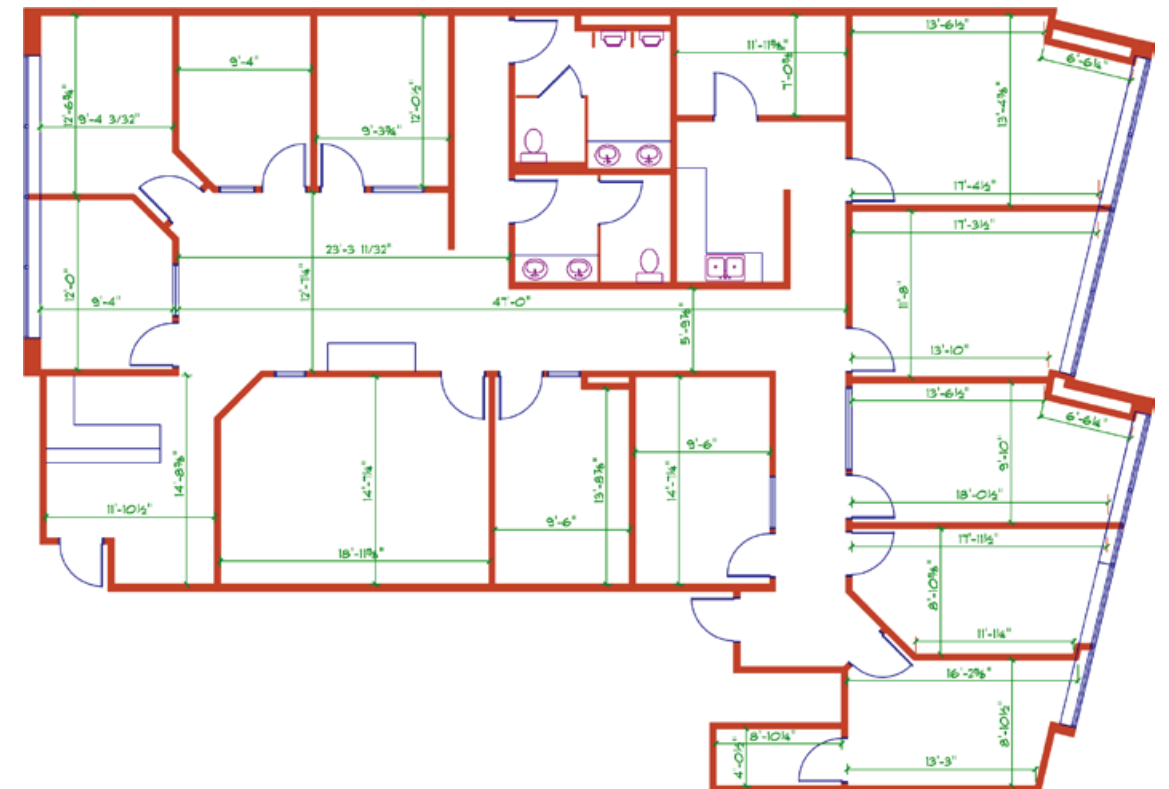
**UNIT 210  
 FLOOR PLAN**

1,440 SF



**UNIT 235  
 FLOOR PLAN**

3,800 SF







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