

FOR LEASE | FLEX SHOWROOM/WAREHOUSE/OFFICE
32 WEST 2ND AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,981 SF in Prime False Creek Location**
- ▶ **Exposure to West 2nd Avenue**

Location

The property is situated in the False Creek business area of Vancouver, two blocks west of Main Street just north of Broadway. This area has become very popular for light industrial and service related businesses requiring quick access to customers located along the Broadway Corridor and within the Downtown core. Public transportation as well as retail and service amenities are just a short walk from this location.

Ryan Saunders

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Zoning

I-1 (Light Industrial) allowing uses which are compatible with surrounding residential and commercial districts. Service commercial, research and development based industries are permitted, as are a wide range of traditional showroom/offices uses.

Features

- ▶ Showroom/office with exposure to West 2nd
- ▶ Air conditioned
- ▶ Large reception
- ▶ Server room
- ▶ Mix of both private offices and open floor plan
- ▶ Boardroom
- ▶ 1 private washrooms
- ▶ Newly improved
- ▶ Signage opportunity
- ▶ Dock loading at rear lane
- ▶ High ceilings

Site Description

The subject property offers more than 200' of frontage on West 2nd Avenue, and 122' on Ontario Street.

Parking

4 secured underground parking stalls at \$150.00 per stall plus GST

Rental Area

3,981 SF

**All measurements are approximate and must be verified by the tenant*

Lease Rate

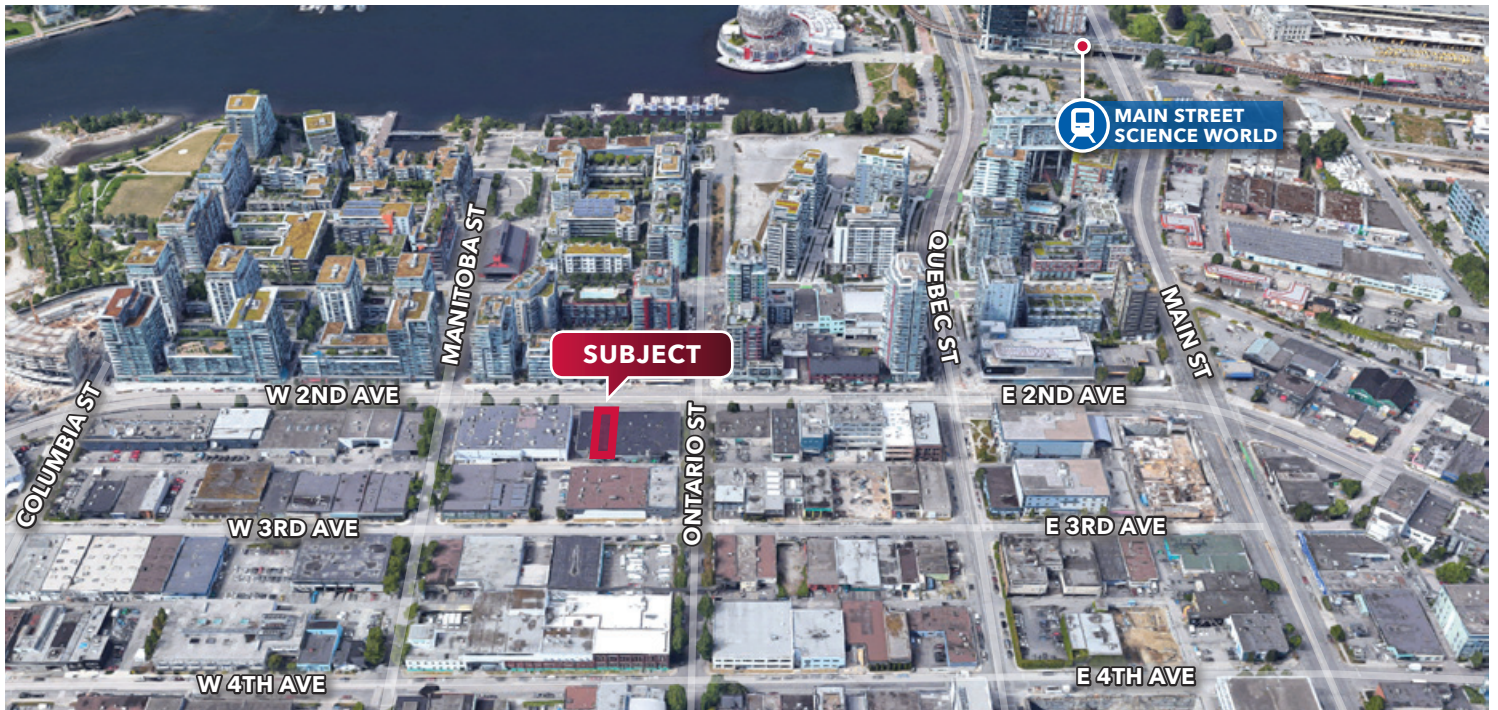
\$25.00 PSF per annum, fully net

Taxes & Operating Costs (2023)

Approximately \$14.50 PSF per annum plus management fee

Availability

Immediate



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