

FOR SALE/LEASE

1285 Franklin Street

Vancouver, British Columbia

**15,168 SF High Exposure Office
Building on 15,765 SF Lot**



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THE OPPORTUNITY

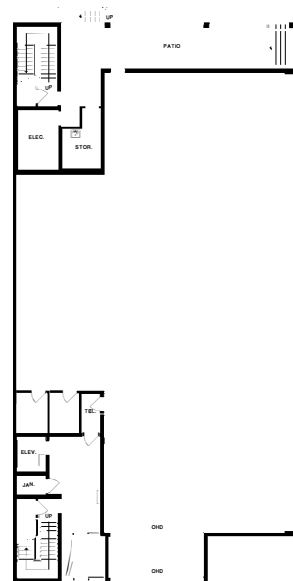
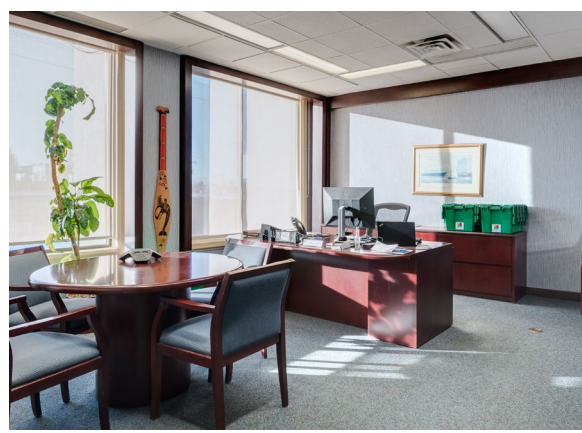
Owner-Occupier/Investment Highlights

- Fully furnished office building with high-quality improvements
- Vacant possession
- Passenger elevator
- Fenced site with 29 secured parking stalls
- 2.5 km from Downtown Vancouver
- High profile location visible from Powell Street and Franklin Street
- Excellent views of the North Shore mountains

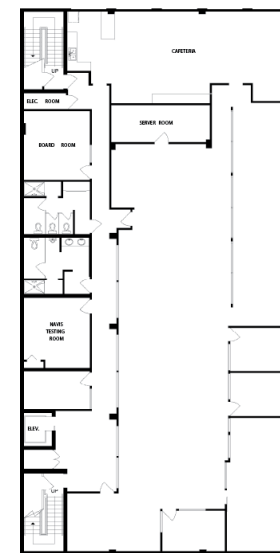
Available Area (SF):

First Floor:	Secured Parkade
Second Floor:	7,584 SF
Third Floor:	7,584 SF
Total:	15,168 SF

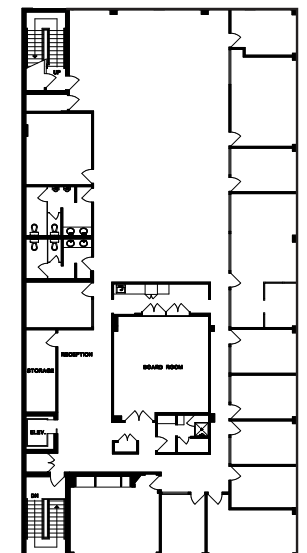
1285 Franklin Street is strategically located in between a key arterial road network: Hastings Street, Powell Street and Clark Drive. Downtown Vancouver is a 5-minute Drive to the West and the Trans-Canada Highway is only an 8-minute drive to the East.



Secured Parkade

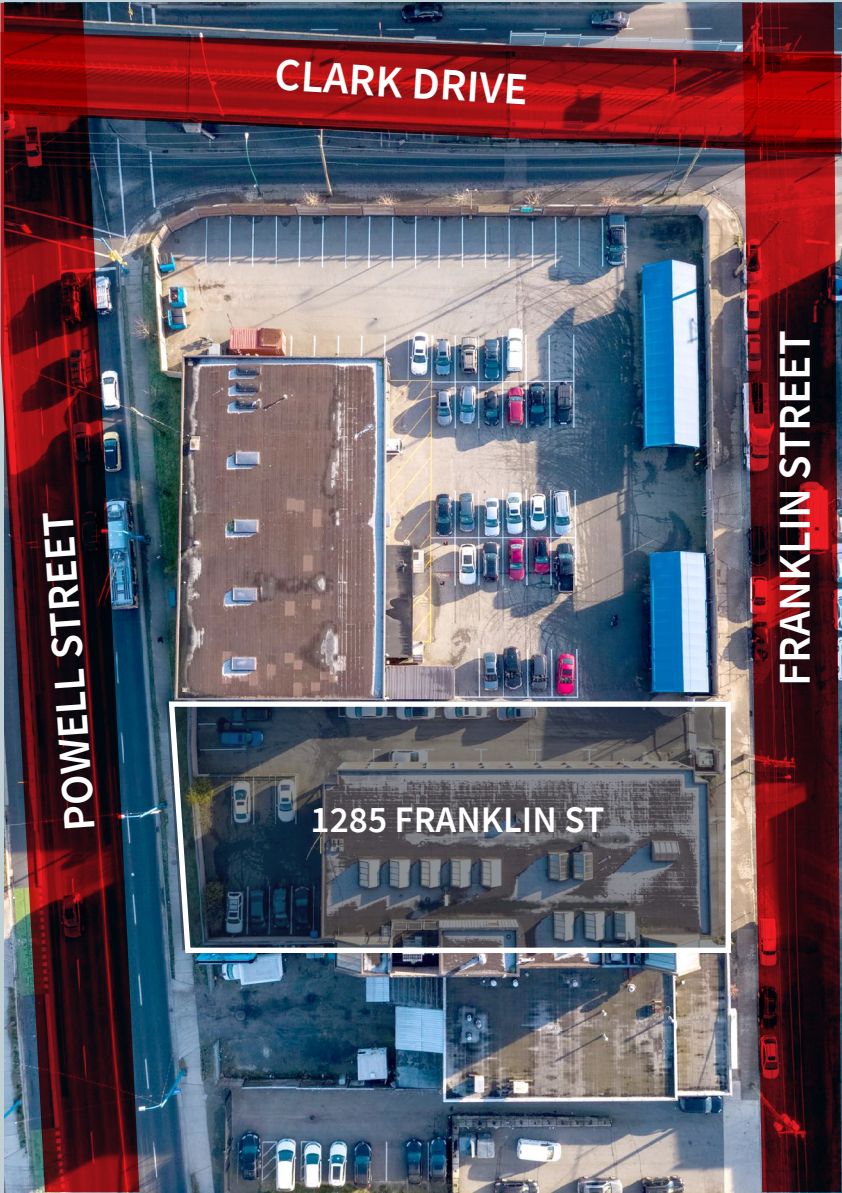


Second Floor



Third Floor

PROPERTY DETAILS



Civic Address: 1285 Franklin Street, Vancouver

PID: 008-171-955, 008-171-955,
008-184-101

Building Size: 15,168 SF

Site Size: 15,762 SF

Parking: 14 Under ground stalls
15 Surface stalls

Zoning: M-2 Industrial
Permitting a wide range of
manufacturing, self-storage,
wholesaling, service and office uses

Sale Price: \$11,000,000

Lease Rate: \$25.00 PSF (Net)
Additional Rent: TBD



CONTACT US





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