



4103 Fraser Street | Vancouver, BC

**FOR LEASE**

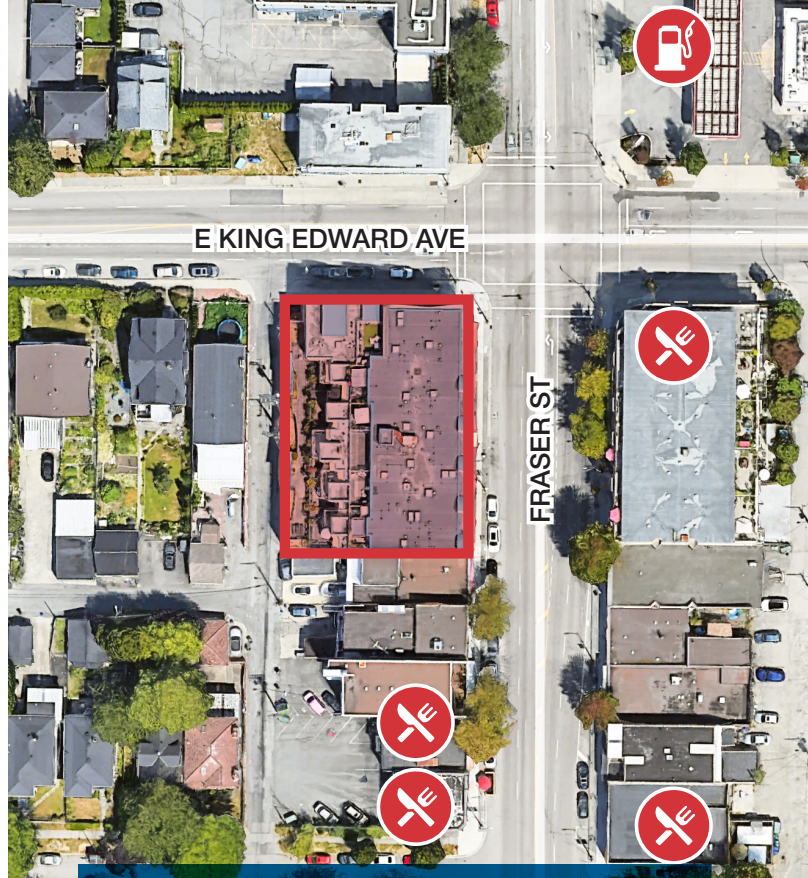
**±3,686 SF Basement/Storage Space**

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# 4103 Fraser Street

## Vancouver, BC

### Highlights

- ▶ Private secured and gated loading area
- ▶ Dock loading
- ▶ Numerous amenities within steps
- ▶ Access from rear lane
- ▶ Rare dedicated storage opportunity

### Location

The building is located on the southwest corner of East King Edward Avenue and Fraser Street in the Vancouver East area.

#### Rentable Area

3,686 SF (approx.)

#### Basic Rent

\$10.00/SF

#### Additional Rent

\$6.11/SF

(estimate - includes property taxes and strata fee)

#### Estimated Monthly Rent

\$4,948 + GST

#### Availability

Immediate



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