

EAST 1ST AVENUE

Unit 100 | Vancouver, BC

FOR SUBLEASE

3,316 SF OF PRODUCTION
KITCHEN/BAKERY SPACE

EXISTING BAKERY
IMPROVEMENTS IN PLACE

MATTHEW MACLEAN
Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.macleam@cushwake.com

SYDNEY OSLUND
Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com



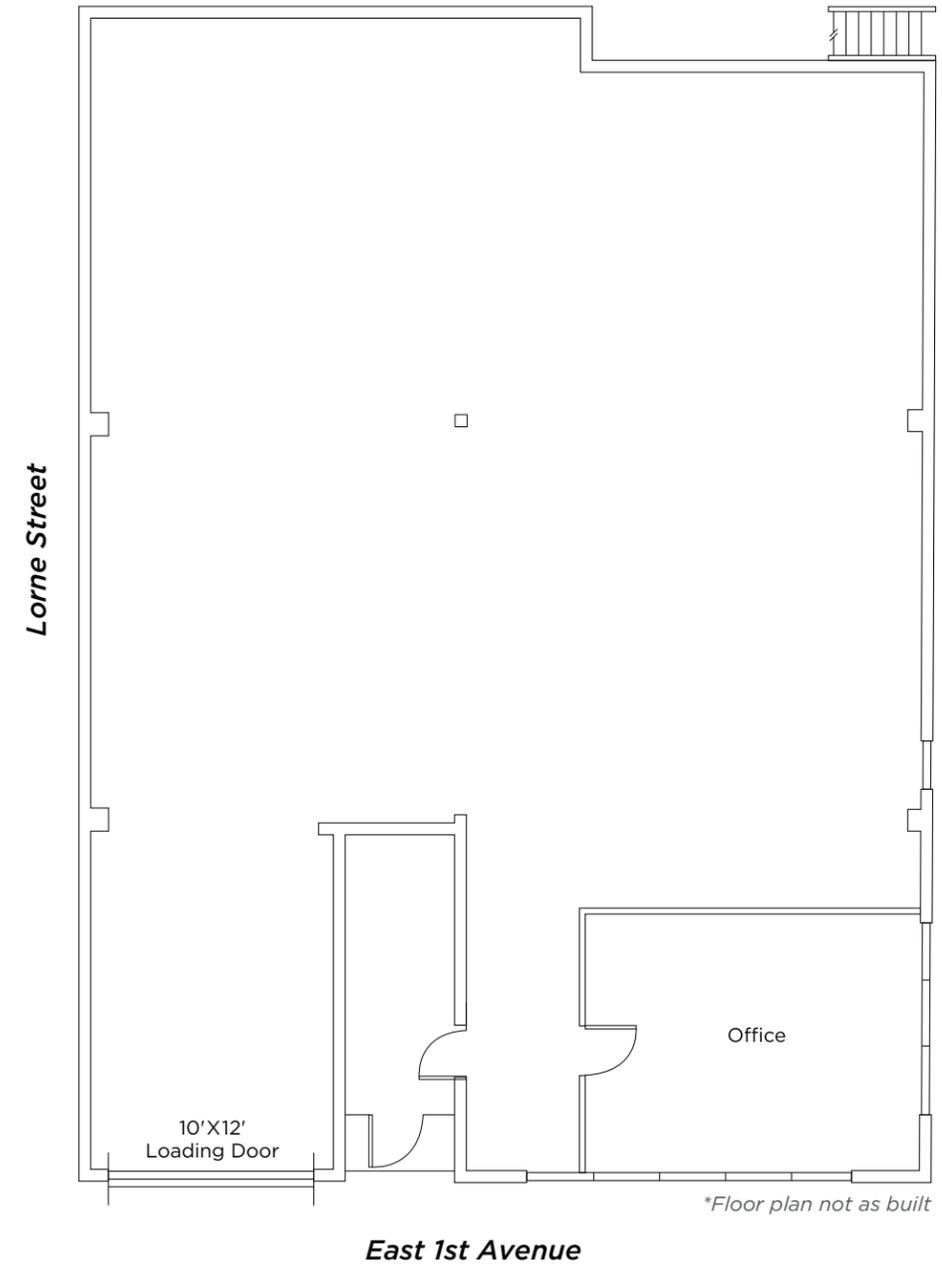
SALIENT DETAILS

252 East 1st Avenue | Vancouver, BC

SUITE:	100
SIZE:	3,316 SF
NET RENT:	Contact sublisting agents
ADDITIONAL RENT (2024 ESTIMATE):	\$14.13 psf
AVAILABILITY:	Contact sublisting agents
SUBLEASE TERM EXPIRY:	January 30, 2030
LOADING:	One (1) grade level loading door
POWER:	3-phase power



FLOORPLAN



OPPORTUNITY HIGHLIGHTS

- Rare, move-in ready production kitchen space, small ancillary office
- Bakery & food production improvements in place including walk-in fridge and freezers, and venting infrastructure
- 10'-11' clear ceiling heights in warehouse
- Direct grade loading into unit
- Existing furniture and fixtures negotiable
- Centrally located with excellent transit and bike accessibility from Main Street skytrain station.

ZONING

IC-3 Industrial The Property is zoned IC-3, one of the City of Vancouver's flexible commercial zoning bylaws throughout the False Creek Flats and periphery markets. The IC-3 bylaw permits a range of light industrial, cultural, dwelling and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.

THE LOCATION



TRANSIT SCORE
RIDER'S PARADISE
91

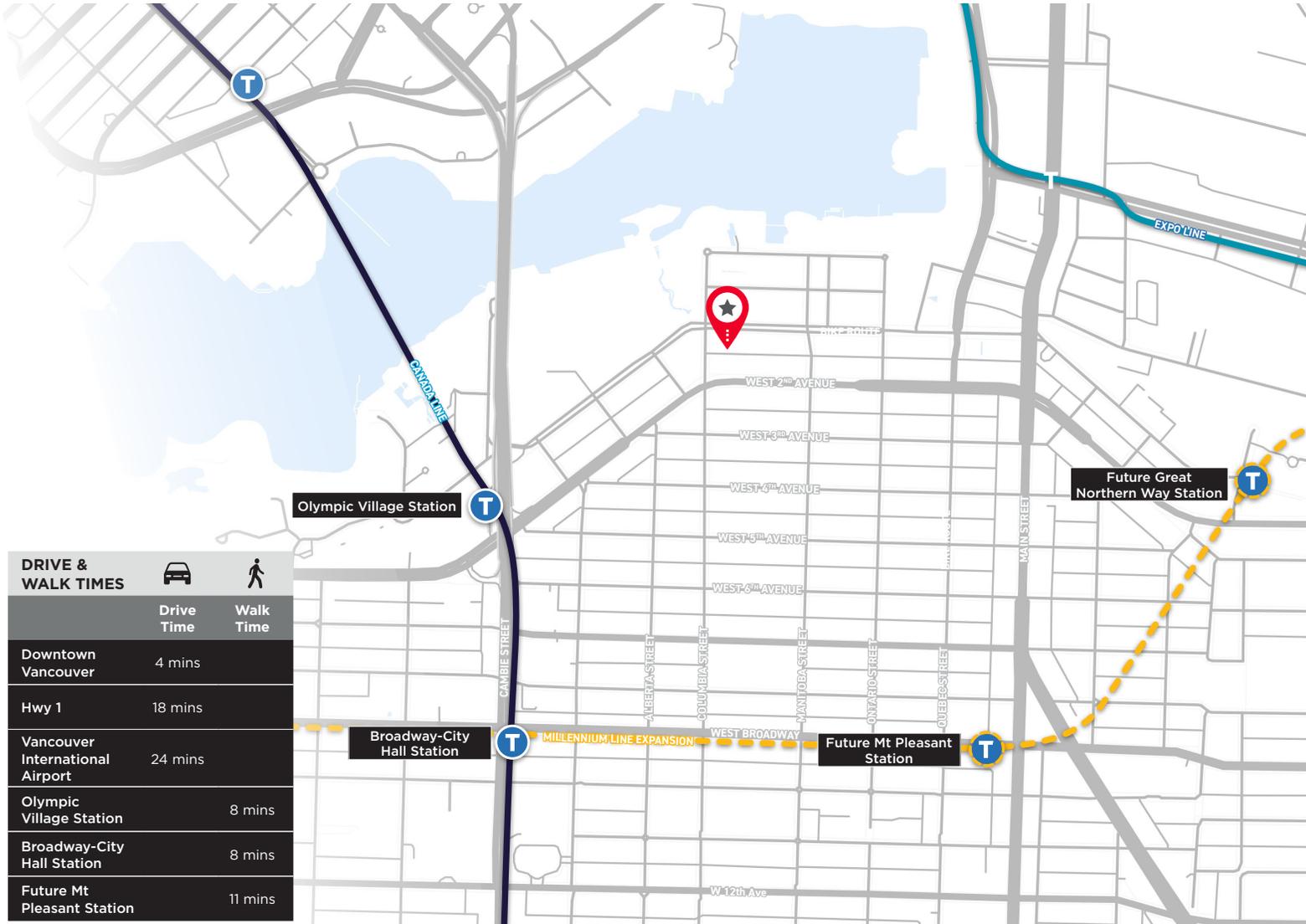


BIKE SCORE
VERY BIKEABLE
89



WALK SCORE
WALKER'S PARADISE
100

Located in the dynamic False Creek Flats neighbourhood, 252 East 1st Avenue is situated at the heart of Vancouver's innovation hub, combining major tech, arts and creative communities. The property is steps from all three major transit lines, providing easy access to Downtown Vancouver and surrounding periphery neighbourhoods.



For more information, please contact:

MATTHEW MACLEAN
Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.maclea@cushwake.com

SYDNEY OSLUND
Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com



700 West Georgia Street, Suite 1200 Pacific Centre, PO Box 10023, Vancouver, BC V7Y 1A1 | +1 604 683 3111 | cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.