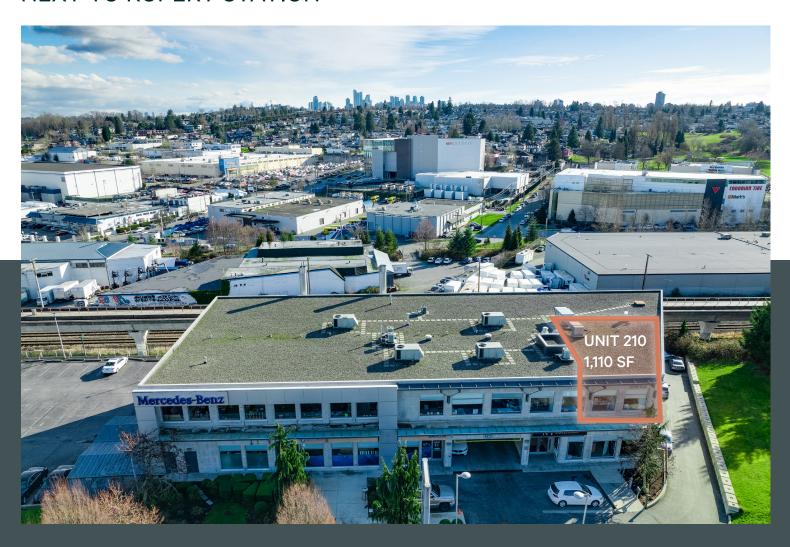


UNIT 210

3410 Lougheed Highway

VANCOUVER, BC

NEXT TO RUPERT STATION



Contact

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Strata Office Opportunity

CBRE Limited is pleased to present the rare and unique opportunity to purchase or lease Unit 210 - 3410 Lougheed Highway, Vancouver (the "Property") – a 1,110 SF strata unit.

The building is located on Lougheed Highway between Rupert Street and East Broadway. Within minutes of the Rupert SkyTrain Station, this location provides easy access to Downtown, West side of Vancouver and YVR via the Millennium Line.

Businesses in the area have chosen this location to take advantage of the excellent transportation options available to employees as well as nearby amenities such as restaurants, banks, retail and other services.





Property Details Unit 210 - 3410 Lougheed **Address** Highway, Vancouver, BC PID 028-334-116 Strata lot 17, Plan BCS3940, Legal District Lot THSL, New Description Westminster Land District 1,110 SF **Unit Size Property Taxes** \$7,743.11 (2024) Strata Fees \$716.47 per month Zoning I-2 Industrial **Asking Price** \$838.000.00 **Asking Net Rent** \$24.00 PSF \$13.29 PSF **Additional Rent** including strata fees (Est.) **Monthly Basic** \$2,220.00 per month, triple net Rent **Parking** \$125.00 per stall, per month **TI Allowance Contact Listing Agents**





Floor Plan

UNIT 210

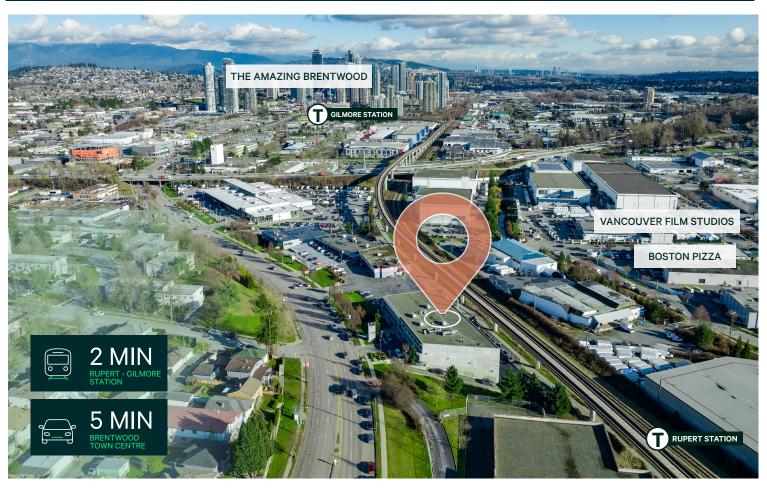
1,110

SE PLOOR COMMON MUL

NOT TO SCALE

For Sale & Lease | Office Strata Unit





Nearby Amenities

RESTAURANTS

- + Boston Pizza
- + Earls Kitchen + Bar
- + Tim Hortons
- + Brentwood Foodcourt
- + Poor Italian Ristorante
- + Vallarta's Mexican Restaurant
- + White Spot

SERVICES

- + BC Hydro Charging Station
- + Superstore
- + BMO
- + The Amazing Brentwood
- + Staples
- + Trail Appliances
- The Home Depot

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