

FOR LEASE | OFFICE
3689 EAST 1ST AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Newly Renovated Second Floor Office Units (1,770 SF & 1,880 SF Available)**
- ▶ **Centrally Located at 1st Avenue & Boundary Road**

Location

The subject property is situated in a high-profile location with large street frontage and exposure at the northwest corner of 1st Avenue and Boundary Road. Immediate access to Boundary Road, 1st Avenue and ramp to Highway 1.

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Features

- ▶ Central location with highway access
- ▶ Excellent identification
- ▶ HVAC
- ▶ Elevator
- ▶ Vinyl plank flooring
- ▶ 3 private offices (unit 235)
- ▶ Large open plan area (unit 245)
- ▶ Coffee bar in each suite
- ▶ Newly renovated
- ▶ On-site parking at no additional charge

Zoning

I-2 (Industrial)

Basic Lease Rate

\$23.00 PSF

Available Space

Unit 235 – 1,770 SF

Unit 245 – 1,880 SF

Taxes & Operating Costs

\$12.49 PSF (2023)

Total Monthly Rent

Unit 235 – \$5,235.00 plus GST

Unit 245 – \$5,560.00 plus GST

Availability

October 2023

SECOND FLOOR PROPOSED PLAN

