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





- 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.

Chris McIntyre

Personal Real Estate Corporation D 604.630.3392 C 604.889.0699 chris.mcintyre@lee-associates.com Ryan Barichello D 604.630.3371 C 604.889.4146 ryan.barichello@lee-associates.com

f У in 🞯

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



### **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

**Basic Lease Rate** 

I-2 (Industrial)

\$23.00 PSF

### **Available Space**

**Taxes & Operating Costs** \$12.49 PSF (2023)

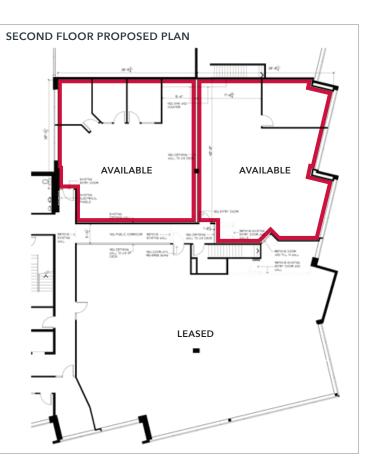
### Unit 235 - 1,770 SF Unit 245 – 1,880 SF

# **Total Monthly Rent**

## **Availability**

October 2023

Unit 235 - \$5,235.00 plus GST Unit 245 - \$5,560.00 plus GST





© 2023 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 911. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

