

FOR SUBLEASE | INDUSTRIAL
1529 VENABLES STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,690 SF Freestanding Office/Showroom/Warehouse Building**
- ▶ **Grade Loading**
- ▶ **Exposure Location**
- ▶ **Funky/Unique Lease Opportunity**

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Location

The property is situated on the north side of Venables Street, just east of Clark Drive. This unique area is home to many service-oriented businesses, wholesaling and showroom/warehouse operations. This location offers excellent access to Downtown Vancouver and fantastic nearby local restaurants and breweries.

Zoning

I-2 (Light Industrial)

Features

- ▶ Exposure location
- ▶ Grade loading
- ▶ 15' ceiling height in warehouse (approx.)
- ▶ Presentable showroom area
- ▶ Parking stalls available at the rear (2 stalls)
- ▶ Signage available
- ▶ Gas-forced air heating
- ▶ Boardroom and lunchroom areas
- ▶ Fenced loading area

Building Area

3,690 SF

Lot Size

33' x 122' (approx. 4,026 SF)

Basic Lease Rate

\$19.50 PSF

Taxes & Operating Costs

\$8.69 PSF (2025 estimate)

Total Rent

\$8,668.43 per month plus GST and utilities

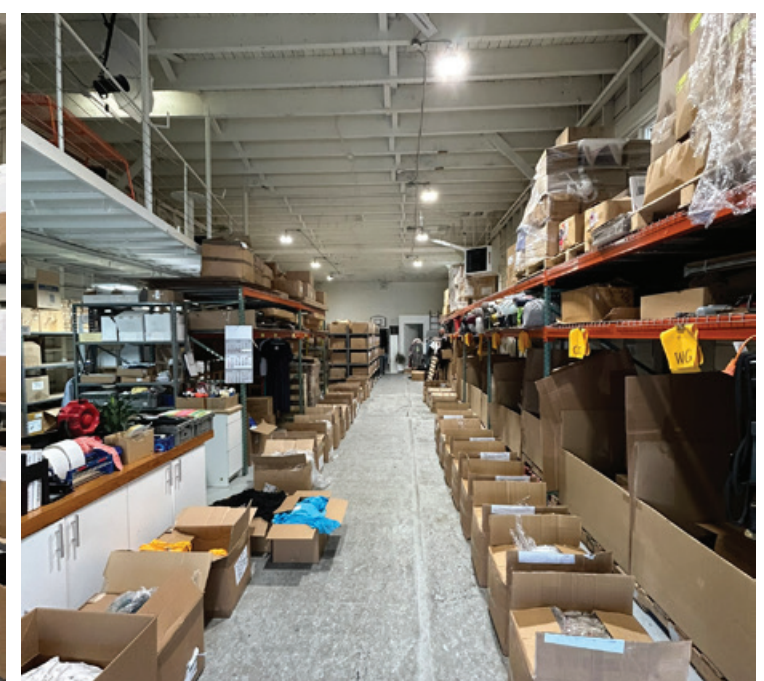
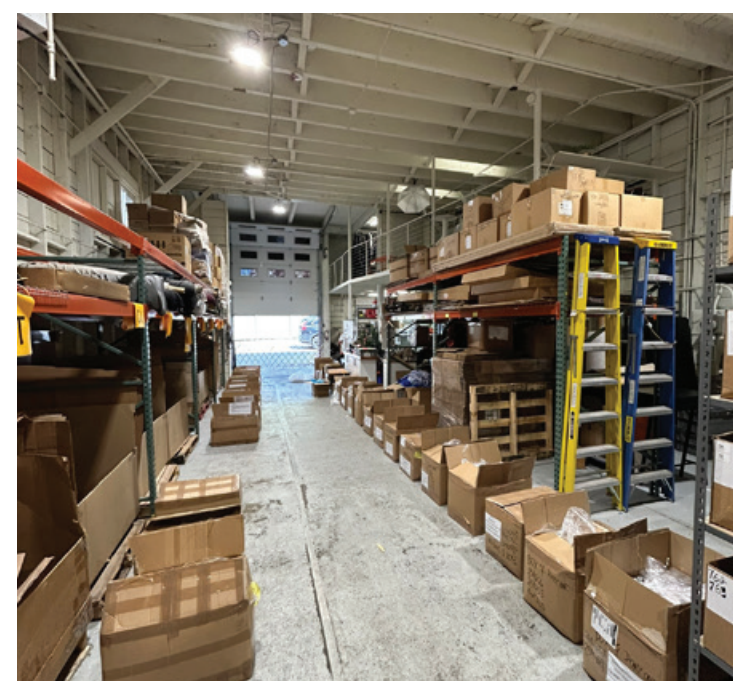
Lease Term

Expires December 31, 2027*

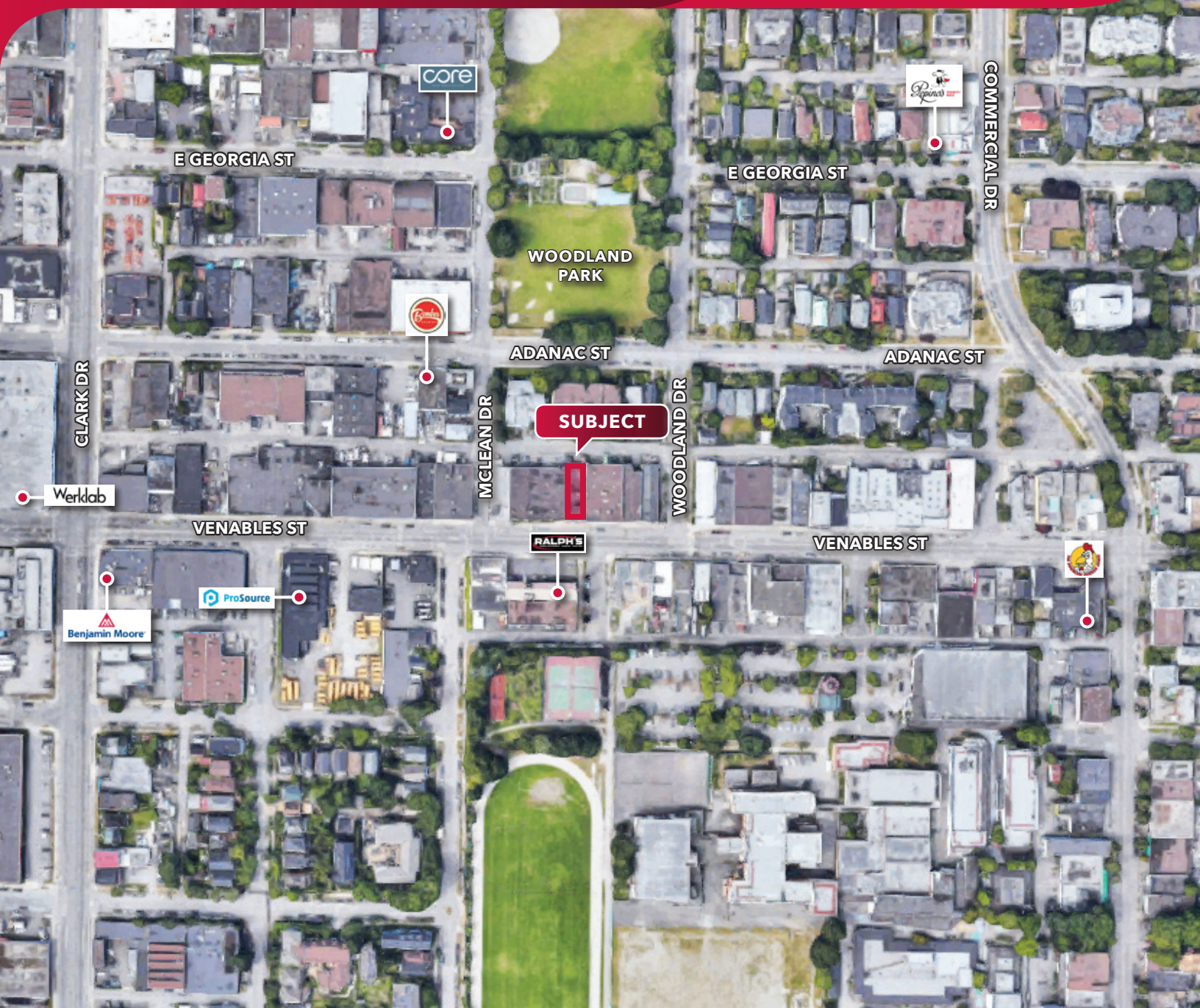
**Landlord will consider negotiating a new lease deal with qualified tenant.*

Availability

October 1, 2025



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CELEBRATING OVER
50
YEARS IN VANCOUVER