

# For Sublease

1201 Franklin Street, Vancouver, BC

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Flexible warehouse space in the heart of East Vancouver



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**AVISON  
YOUNG**



FOR SUBLEASE

1201 Franklin Street  
Vancouver, BC



Property summary

ADDRESS  
1201 Franklin Street

ZONING  
M-2

LISTING SF

Main Floor	10,731 sf
Mezzanine	1,690 sf
Total	12,421 sf

LEASE RATE  
Contacting Listing Agents

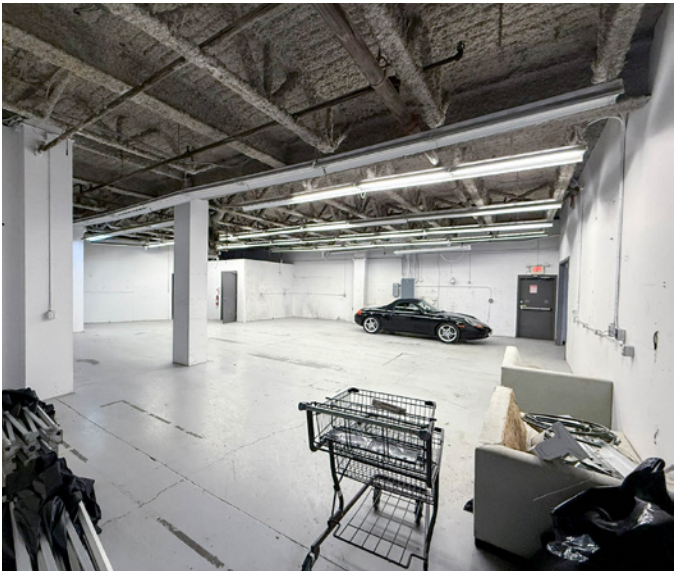
ADDITIONAL RENT  
\$7.43

Opportunity

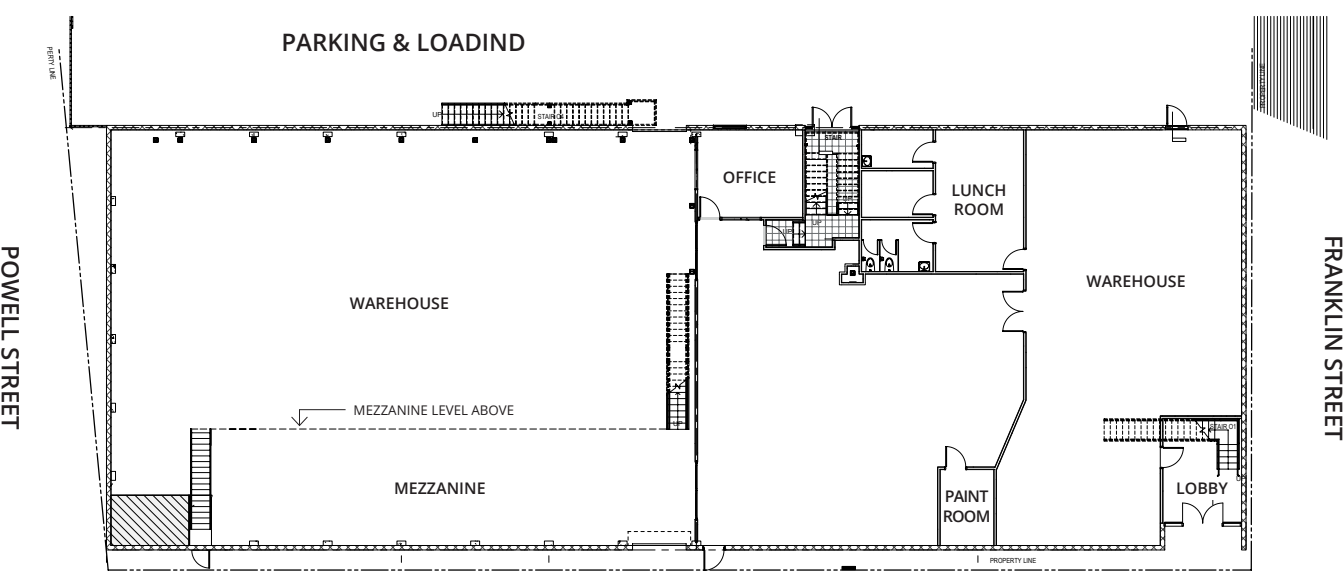
Secure a flexible and efficient workspace at 1201 Franklin Street, offering the Main Floor and Mezzanine for sublease in one of East Vancouver’s most sought-after industrial pockets. The space features functional layouts suited for production, light industrial, creative, or workshop-style users, with practical improvements already in place to support a wide range of operations. With competitive sublease terms and immediate availability, this is an excellent opportunity for businesses seeking a well-connected, high-utility footprint in a proven urban employment district.

Property highlights

- Two Class B dock loading bays
- Ceiling heights from 13’ to 21’
- Prominent Corner Location
- Fully renovated in 2013 with upgraded sprinkler system
- Bright interior with good natural light throughout the workspace



Floor plans





## Location

Located in the heart of East Vancouver's dynamic and evolving industrial corridor, 1201 Franklin Street offers exceptional connectivity and everyday convenience. The property is surrounded by a mix of creative businesses, production studios, service commercial operators, and neighbourhood amenities, creating a vibrant place to work and collaborate. Its proximity to the Port and the surrounding marine industrial district supports efficient movement of goods and easy access for businesses that rely on distribution or logistics. Directly linked to major routes such as Clark Drive, Hastings Street, Powell Street, and Highway 1, along with nearby transit, bike routes, and local food and retail options.



### DINING, CAFÉ & BEWERIES

- Boulangerie La Parisienne Ltd
- Container Brewing Ltd.
- Focacciaza
- Win Full Foods Ltd
- Howe Sound Taphouse & Kitchen
- Franklin Food Lab by ZAKKUSHI
- Cafe Rosemary
- Yolks
- Superflux Beer Company
- Pink Pearl
- Earnest Ice Cream | Frances St.
- Starbucks
- Prototype Coffee
- Pane E Formaggio
- Axum Restaurant
- Sarv kitchen
- Aboki Grill



### SHOPS AND AMENITIES

- The Bottle Shop Liquor Store at the Waldorf
- Arkee's NOFRILLS Vancouver
- The Gourmet Warehouse
- Dollarama
- Mr. Lube + Tires
- Vancouver Restaurant Supply - VRS
- Kar King Car Wash
- Filmgear Canada
- Moonlight Natural Pet Store
- VFS - Makeup Design for Film & Television
- Fabrictime Solutions Ltd.
- Antiques Direct
- Worldwide Inc



85

Very Walkable



73

Excellent Transit



87

Very Bikeable

DOWNTOWN VANCOUVER

Subject Property

CLARK DRIVE

PORT OF VANCOUVER →

EAST PENDER STREET

EAST HASTINGS STREET

FRANKLIN STREET

## Contact for more information

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