



- ▶ **4,418 SF Main/Cambie Industrial Building**
- ▶ **Flex Office/Warehouse Space**

Location

The subject property is located on the south side of East 4th Avenue in Vancouver's desirable False Creek industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street with abundant cafés, restaurants, and breweries nearby.

Highlights

- ▶ Newly improved office and warehouse area
- ▶ Exposure location
- ▶ Recent upgrades
- ▶ Above R & B Brewing Co. and Pizza House
- ▶ Operable windows

Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

FOR LEASE | INDUSTRIAL

66 EAST 4TH AVENUE

VANCOUVER, BC

Zoning

I-1 (Light Industrial District) allows for most manufacturing, ancillary retail use, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

- ▶ Dock level loading
- ▶ 10' ceiling height (approx.)
- ▶ 2 parking stalls at rear
- ▶ Alarm system in place
- ▶ Private washrooms
- ▶ North Shore views
- ▶ Private offices, open areas, and boardroom
- ▶ Heavy power
- ▶ Private entrance
- ▶ Kitchen area

Available Space

Warehouse	2,961 SF
Office	1,457 SF
Total	4,418 SF*

*All measurements are approximate and must be verified by the tenant
Can also be combined with Unit 54A for 8,918 SF.

Basic Lease Rate

\$20.00 PSF per annum

Taxes & Operating Costs (2023 Estimate)

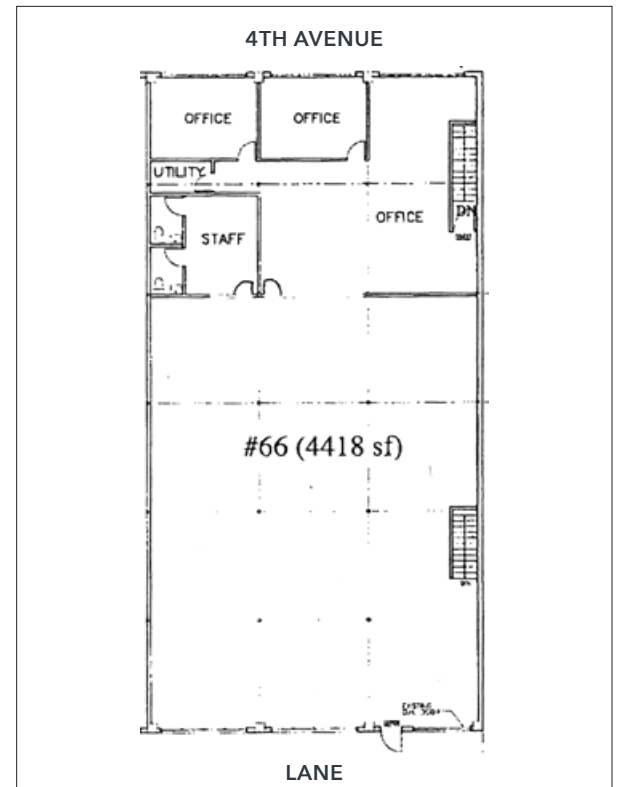
\$12.70 PSF per annum (includes hydro)

Lease Term

3 to 5 years or longer

Availability

30 to 60 days



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