

FOR LEASE | INDUSTRIAL  
196 WEST 6TH AVENUE  
VANCOUVER, BC



- ▶ **10,600 SF Office/Production/Warehouse Space**
- ▶ **Prime Cambie & Main Location**

### Location

The subject property is well located in the Cambie and Main Industrial area of Vancouver. This convenient location provides easy access to the downtown core, the Broadway Corridor and offers many employee amenities nearby such as restaurants, banks, shopping and a park. Specifically, the property is located on the corner of West 6th Avenue and Columbia Street.

### Highlights

- ▶ Corner location
- ▶ Newly improved production space
- ▶ Fully wired
- ▶ Excellent transit access

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## Zoning

I-1 (Light Industrial) – allows for a wide variety of uses, including office, showroom, manufacturing, storage, wholesaling, post-production, distribution and some service based businesses.

## Features

- ▶ Fiber installed and available to this building
- ▶ Newly improved, recently renovated
- ▶ Private washrooms, kitchen area, boardroom
- ▶ Ample natural light
- ▶ Heavy power
- ▶ Bright offices with ample window line
- ▶ Showroom potential
- ▶ High ceilings
- ▶ Signage opportunity
- ▶ Parking available (6 stalls)
- ▶ Mix of both private offices and open floor plan

## Loading

2 grade level loading doors

## Available Space

Warehouse	5,300 SF
Office/Production	5,300 SF
<b>Total</b>	<b>10,600 SF</b>

*\*All measurements are approximate and must be verified by the tenant.*

## Lease Rate

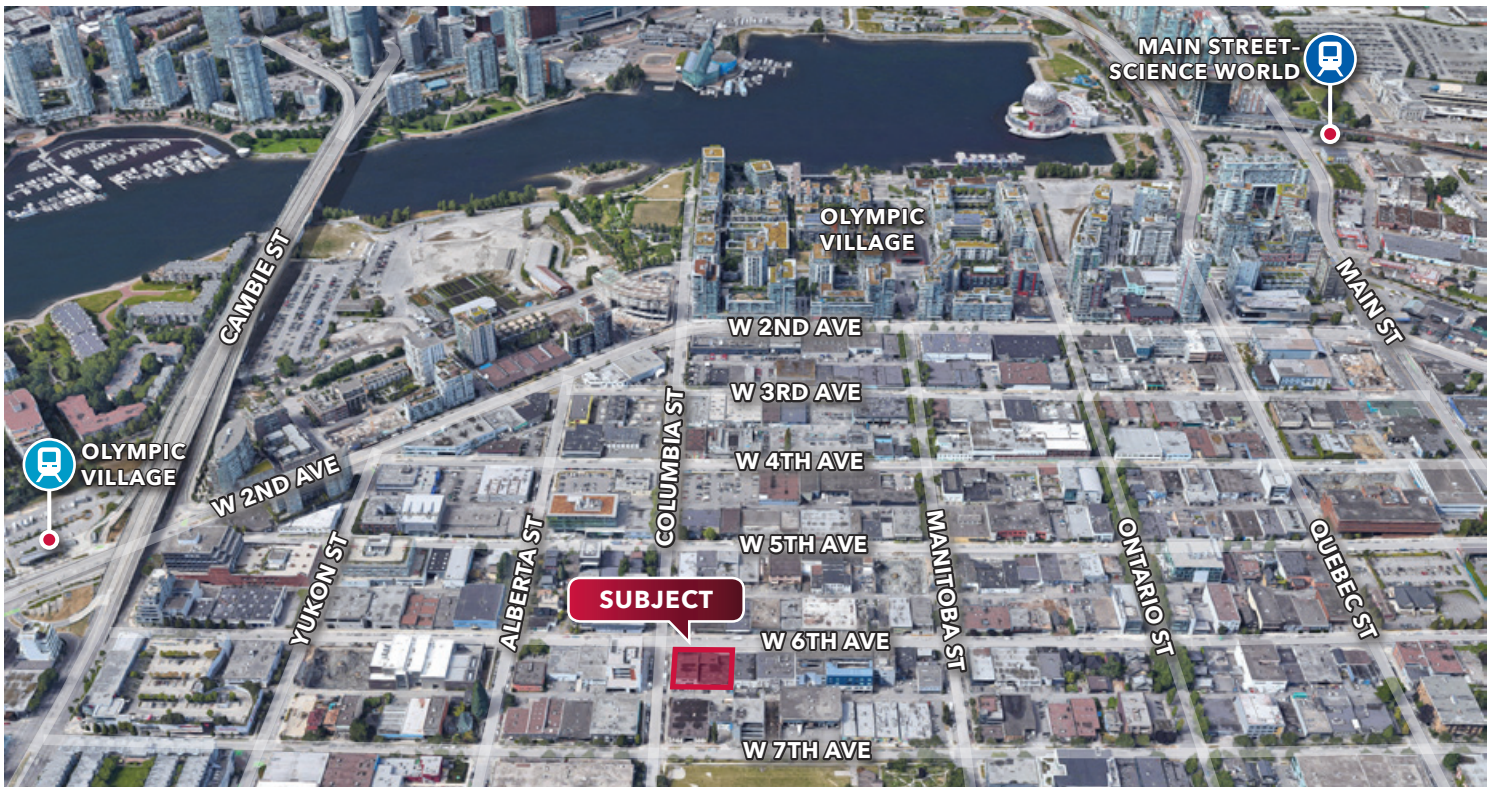
\$22.00 PSF

## Additional Rent (2026 Estimate)

\$11.50 PSF

## Availability

Immediate



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