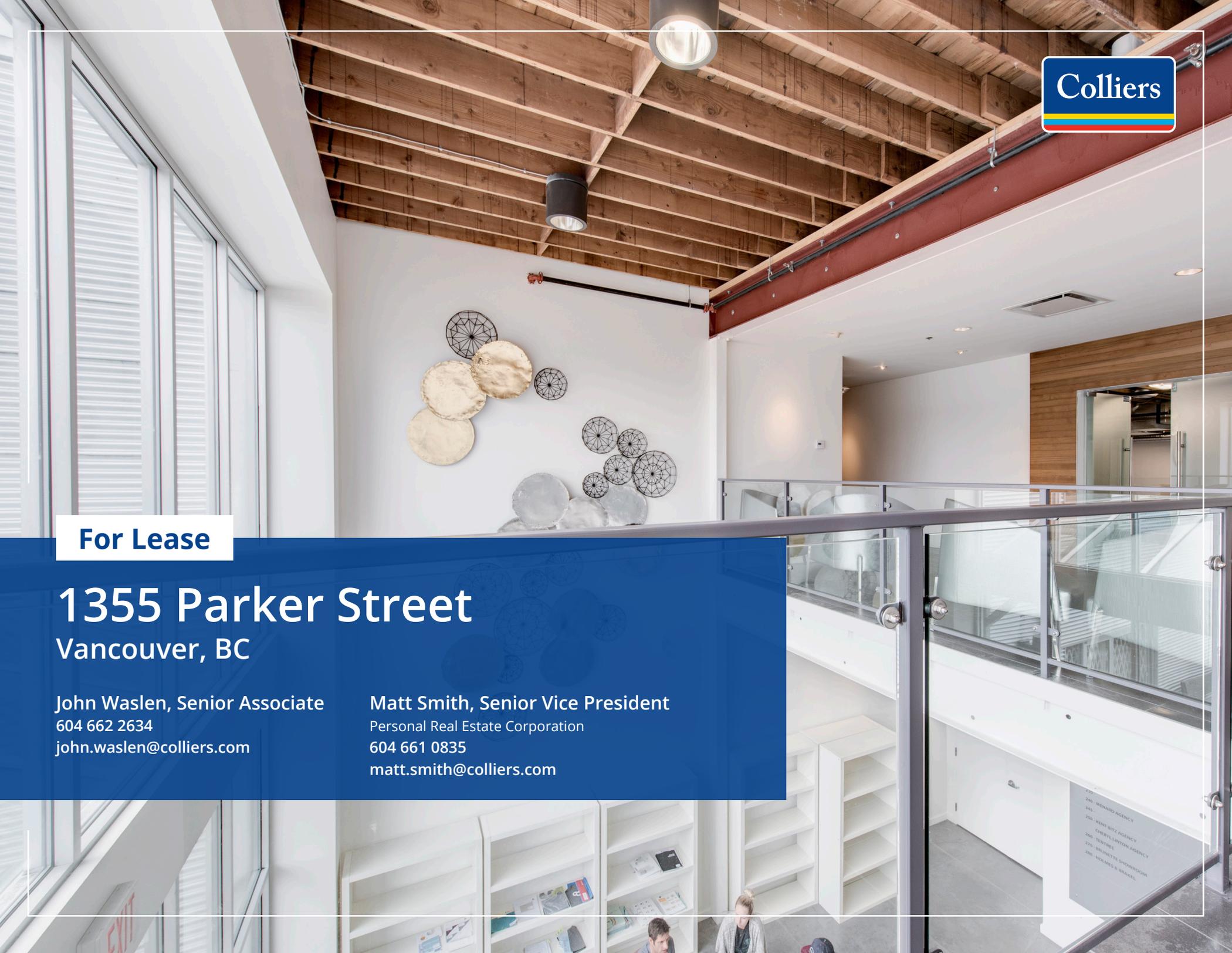


For Lease

1355 Parker Street Vancouver, BC

John Waslen, Senior Associate
604 662 2634
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Matt Smith, Senior Vice President
Personal Real Estate Corporation
604 661 0835
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- 270 - MENARD AGENCY
- 266 - KARY BITZ AGENCY
- 265 - CHEYEN LINTON AGENCY
- 260 - TRENTREE
- 250 - BRUNETTE SHOWROOM
- 200 - HOLLMES & BRANEL

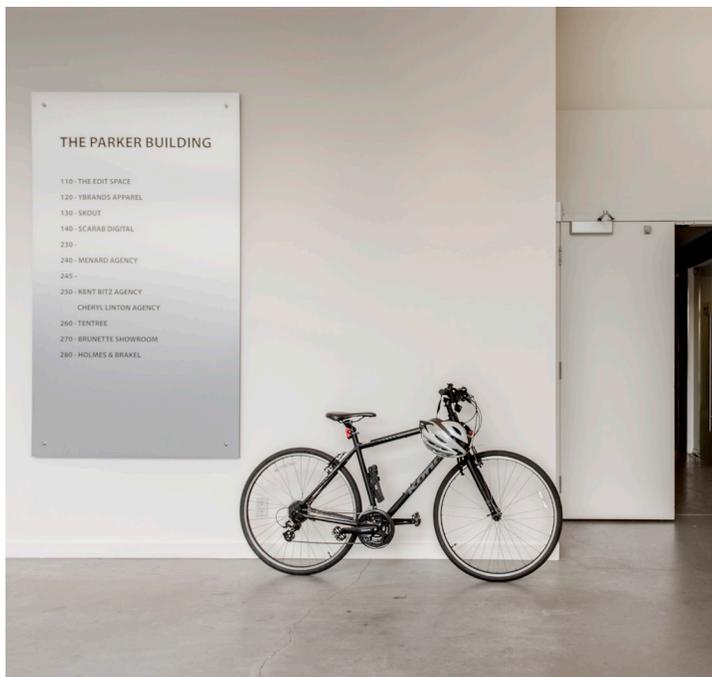


Location

1355 Parker Street is located in the heart of East Vancouver's rapidly transitioning Strathcona industrial district. This highly desirable location is in the direct line of redevelopment in the exciting and vibrant district. With the imminent removal of both the Georgia and Dunsmuir viaducts, as well as the new Providence Health Care St. Paul's hospital, the downtown core is moving into the Strathcona area.

The development of the Great Northern Way Campus on the south end of the False Creek Flats, which will be the future home of the Emily Carr University and the new Centre for Digital Media, will become a hub for the city's digital and creative sectors, attracting young professionals to the area and creating a new market for local businesses.

The City of Vancouver would like to see several different "hubs" in this region including an innovation hub, artist hub, recycling hub, and technology hub, all supporting the City's objectives of job creation with an emphasis on "green jobs".



THE PARKER BUILDING

110 - THE EDIT SPACE
120 - YBRANDS APPAREL
130 - SKOUT
140 - SCARAB DIGITAL
230 -
240 - MENARD AGENCY
245 -
250 - KENT BITZ AGENCY
CHERYL LINTON AGENCY
260 - TENTREE
270 - BRUNETTE SHOWROOM
280 - HOLMES & BRAKEL

Building Highlights

- › Newly renovated showcase/office space
- › Open concept office area
- › Ample natural light
- › Exposed cedar beams
- › HVAC throughout building
- › Fully sprinklered
- › First floor patio area
- › One (1) reserved parking stall per unit
- › Ample street parking (and visitor stalls)
- › 9' - 10' clear ceiling height
- › One (1) shared loading bay
- › I-2 Light Industrial zone
- › Elevator service

Available Unit

Unit #270

1,452 square feet

Available Immediately

Highlights: Excellent natural light, exposure, exposed wood beams, open concept, kitchenette.

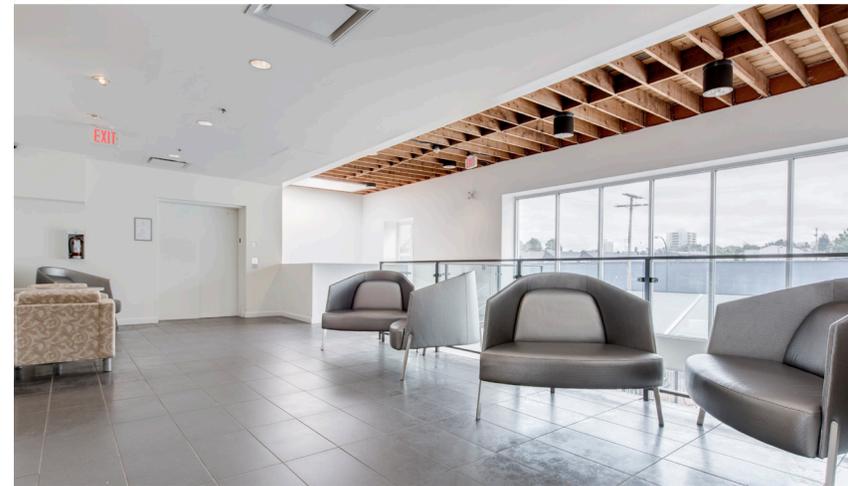
Parking: 1 space

Lease Rates

\$23.00 per square foot

Operating Costs & Taxes

\$11.20 per square foot
(2023 estimate)



JOHN WASLEN, SENIOR ASSOCIATE

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MATT SMITH, SENIOR VICE PRESIDENT

Personal Real Estate Corporation

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