

For Lease

1355 Parker Street Vancouver, BC

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270
260
250
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230
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270 - MENARD AGENCY
260 - KENT BIZ AGENCY
250 - CHERYL LINTON AGENCY
240 - TARTREE
230 - BURNETTE SHOWROOM
220 - HOLMES & BRANELL

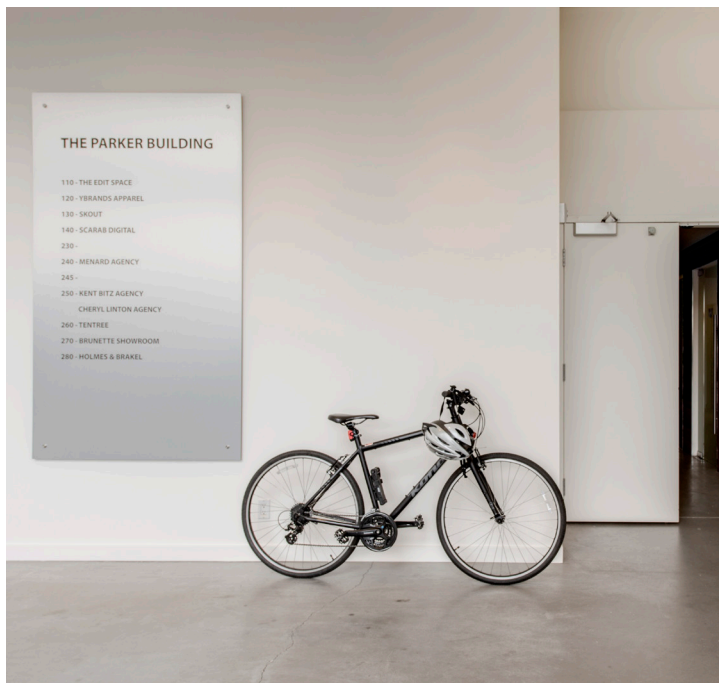


Location

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".



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 #140

2,674 square feet

Available Immediately

Highlights: Excellent natural light, exposure, exposed wood beams, open concept, 2 offices, kitchenette, demised storage area.

Unit #230

1,039 square feet

Available Immediately

Highlights: Excellent natural light, exposure, exposed wood beams, open concept, kitchenette. 1 parking space available.

Lease Rates

\$24.00 per square foot

Operating Costs & Taxes

\$12.00 per square foot
(2024 estimate)



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