

FOR LEASE | OFFICE
3689 EAST 1ST AVENUE
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Second Floor Office Units**
- ▶ **High Profile Architecturally Designed Complex**
- ▶ **Centrally Located at 1st Avenue & Boundary Road**
- ▶ **Immediate Highway 1 Access**

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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER



Unit 210



Unit 210

Available Space

Unit	Size	Lease Rate	Total Monthly Rent + GST	Availability
Unit 205	1,248 SF	\$22.95 PSF	\$3,686.03	LEASED
Unit 210	1,445 SF	\$22.95 PSF	\$4,267.57	Immediate
Unit 235	3,800 SF	\$22.95 PSF	\$11,223.49	Immediate

Taxes & Operating Costs

\$12.49 PSF (2023)

Features

- ▶ Central location with highway access
- ▶ Excellent identification
- ▶ HVAC
- ▶ Elevator
- ▶ On-site parking at no additional charge
- ▶ Private offices and boardroom

Zoning

I-2 (Industrial)

- ▶ Lunchroom/kitchenette (unit 235)
- ▶ In-suite washrooms (unit 235)
- ▶ 2 private offices (unit 210)
- ▶ Large open plan area (unit 210)
- ▶ Coffee bar (unit 210)



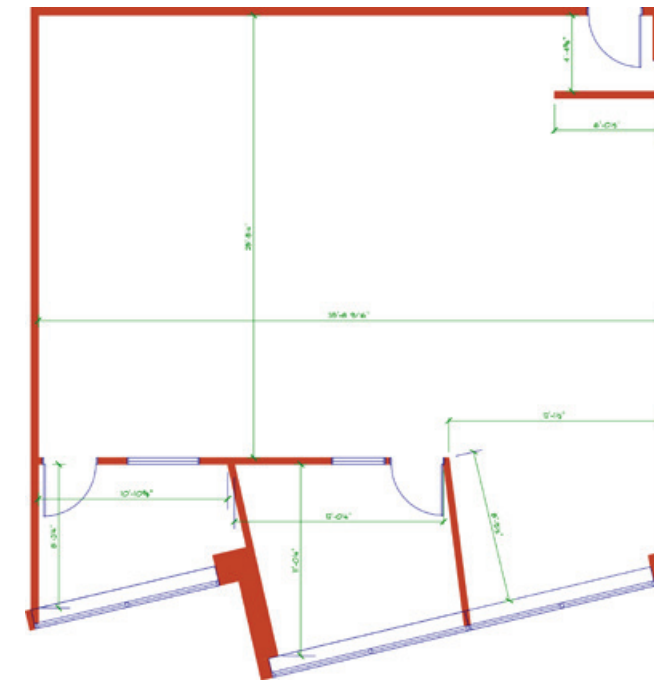
Unit 235 reception



Unit 235 offices

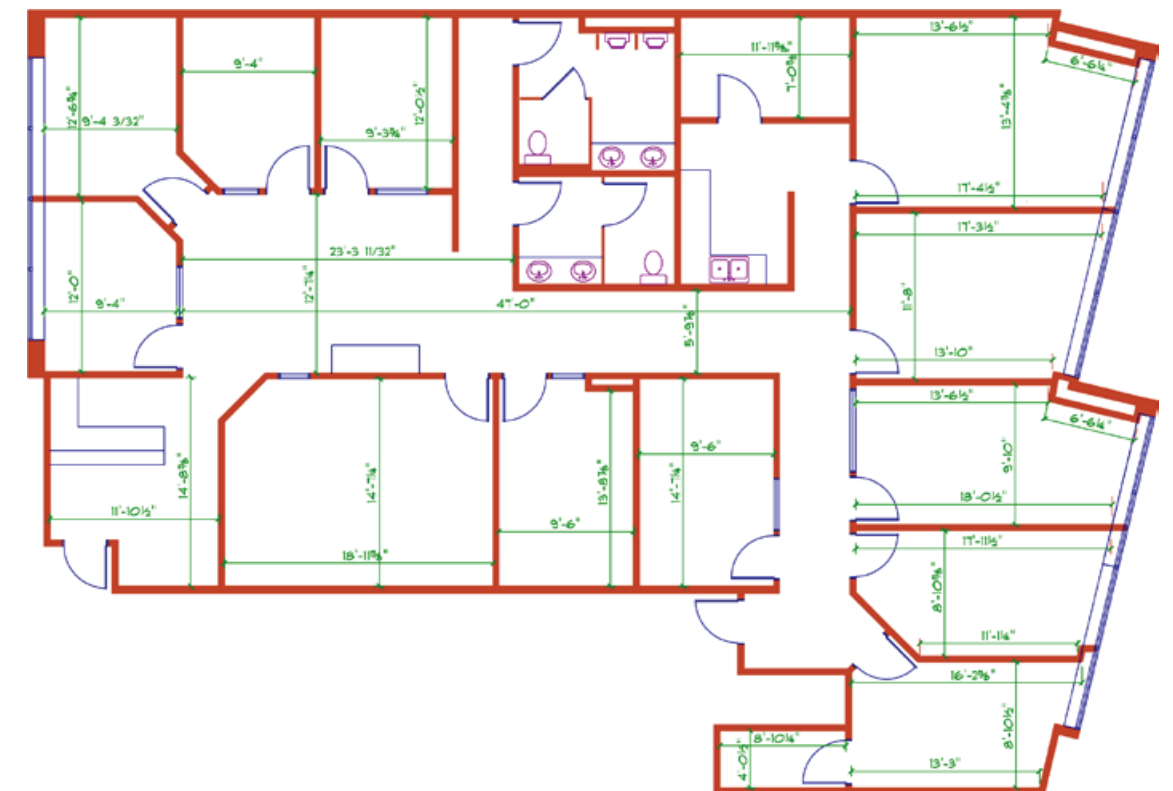
**UNIT 210
 FLOOR PLAN**

1,440 SF



**UNIT 235
 FLOOR PLAN**

3,800 SF





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