

FOR LEASE | INDUSTRIAL
1495 VENABLES STREET
VANCOUVER, BC



- ▶ **1,788 SF**
- ▶ **Second Floor Office/Production Space**

Chris McIntyre

Personal Real Estate Corporation

D 604.630.3392 C 604.889.0699

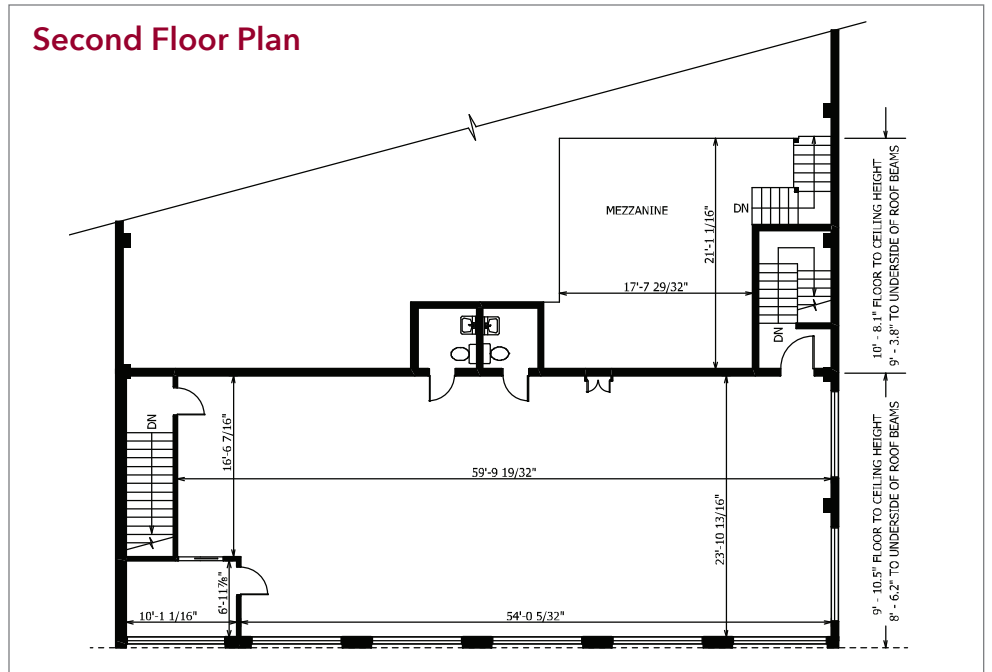
chris.mcintyre@lee-associates.com



Location

The property is centrally located on the northwest corner of Venables and McLean Drive. The property is one block east of Clark Drive and offers quick and easy access to Downtown, Hastings Street, the Port, the North Shore and Highway. 1. Furthermore, this area is in close proximity to great amenities such as brew pubs, restaurants, bike routes, and transit.

Second Floor Plan



Available Area

1,788 SF second floor office

Zoning

I-2 (Industrial)

Basic Rent

\$19.00 PSF

Taxes & Operating Costs

\$10.92 PSF (2023 estimate)

Total Rent

\$4,458.08 per month plus GST

Availability

December 1, 2022

Features

- ▶ Air conditioned presentable office/production space
- ▶ Concrete block construction
- ▶ Kitchenette
- ▶ 2 in-suite bathrooms
- ▶ Open area for display/production and light storage

