

**AVISON
YOUNG**

For Lease

Kootenay Business Centre

1470 Kootenay Street, Vancouver



Opportunity to lease a 2,700 sf warehouse with office and dock loading, perfectly situated for convenient access to Highway 1.

Bryn Cartwright

Associate Vice President

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Julian Parsons

Associate

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2,700 sf warehouse unit with office space

Kootenay Business Centre
1470 Kootenay Street, Vancouver



Property details

ADDRESS
Kootenay Business Centre
1470 Kootenay Street, Vancouver

UNIT AREA	
Office	1,216 sf
Warehouse	1,484 sf
Total	2,700 sf

ZONING
I-2 Industrial

LEASE RATE
\$20.00 psf, net

ADDITIONAL RENT
Please contact the listing team

AVAILABILITY DATE
Immediately







Opportunity

Avison Young is pleased to present the opportunity to lease 2,700 sf of warehouse with improved office space just minutes from Brentwood. This unit offers one (1) dock loading door, one (1) private office, a kitchenette, as well as a reception and open office area. The unit will be available for occupancy May 1, 2025.

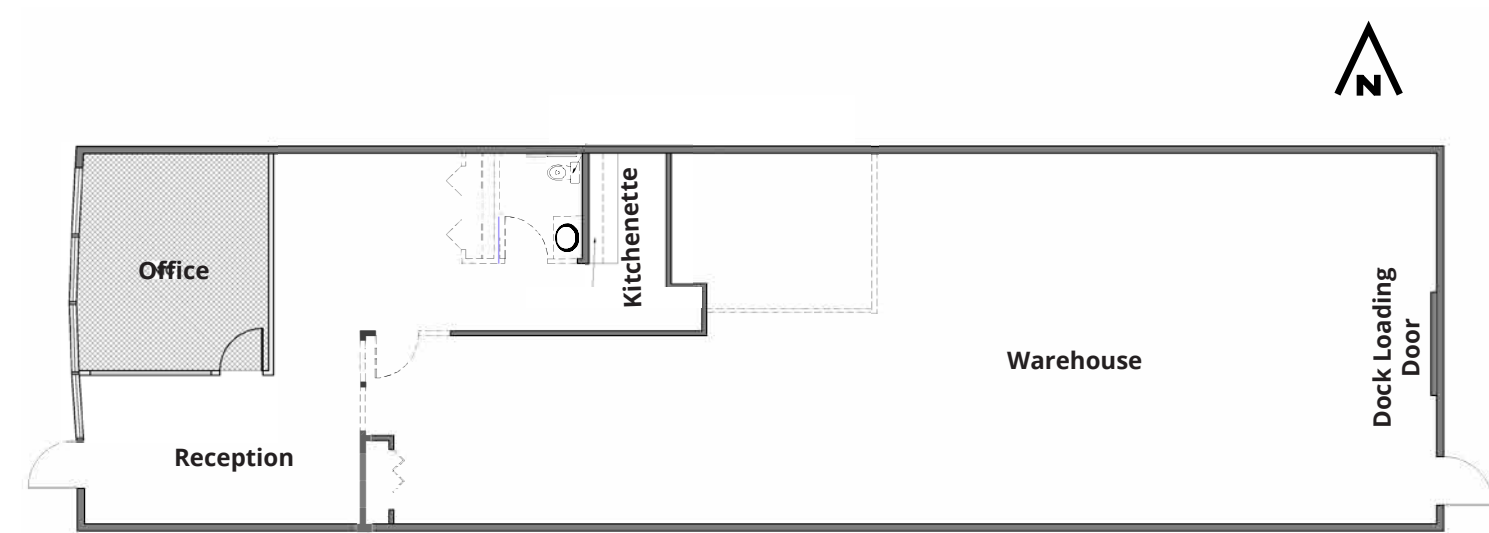
Location

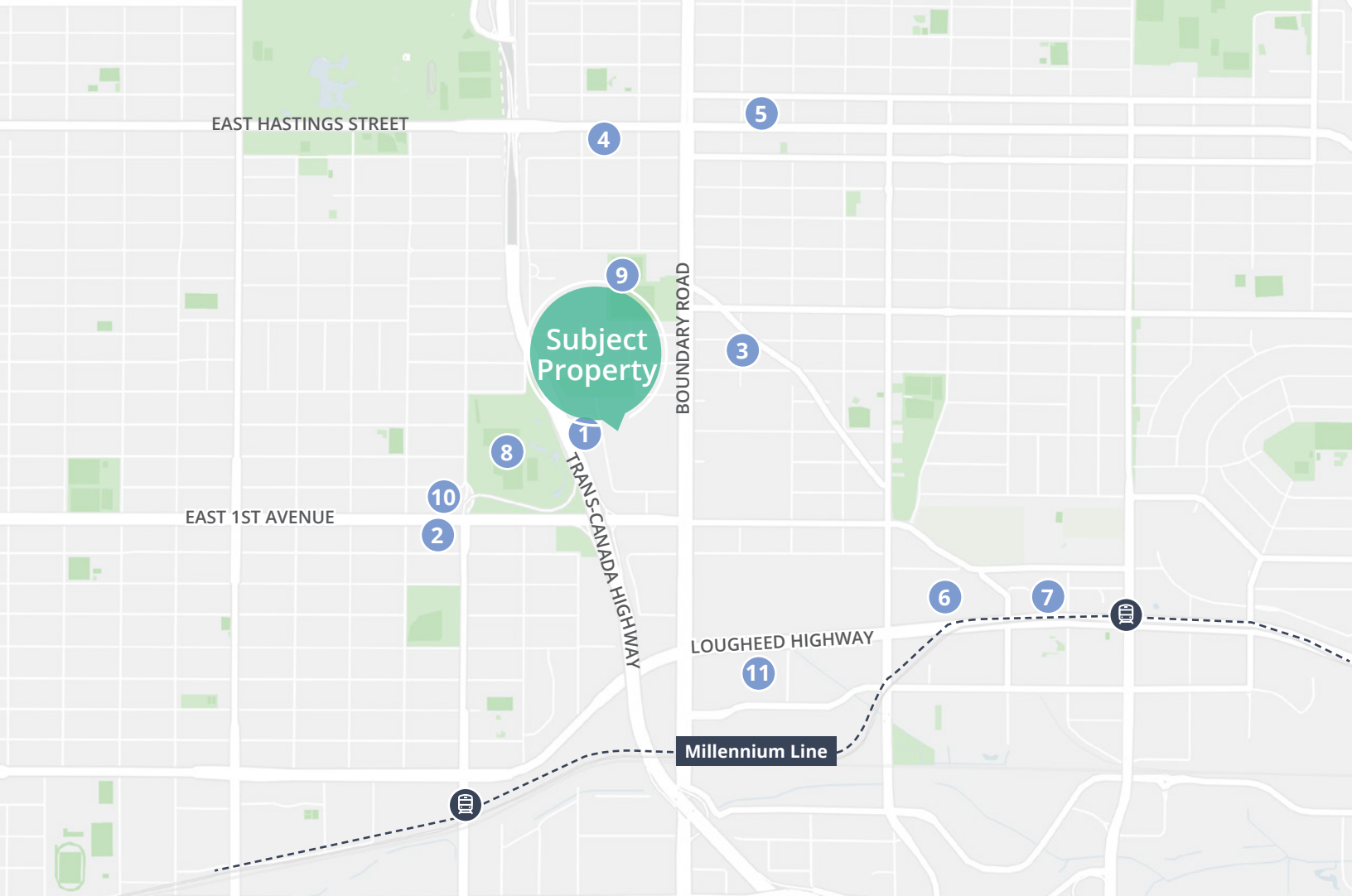
The property is strategically located just minutes from the Trans-Canada Highway, near the intersection of 1st Avenue and Boundary Road. The building offers seamless access to Vancouver, Burnaby, and Highway 1, providing tenants with unparalleled connectivity to major transportation routes and countless amenities. This prime location ensures optimal convenience for businesses looking to thrive in a central and accessible environment.

Unit features

-  One (1) dock-level loading door for easy access
-  16' clear ceiling height
-  One (1) washroom
-  Four (4) designated parking stalls plus ample visitor parking
-  Amenity-rich location, offering convenience and a vibrant environment
-  100A, 3-phase electrical service

Floor plan





Amenities

1. Bosa Foods
2. Poor Italian Ristorante
3. Steamworks Brewery & Taproom
4. Kenadell Japanese Bakery
5. Pho Pasteur
6. Cactus Club
7. Joey's
8. Rupert Park
9. Adanac Park
10. Petro-Canada
11. Earls



79

VERY WALKABLE

Most errands can be accomplished on foot.



72

EXCELLENT TRANSIT

Transit is convenient for most trips.



76

VERY BIKEABLE

Biking is convenient for most trips.

Contact for more information

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member