AVISON YOUNG

For Lease

Kootenay Business Centre

1470 Kootenay Street, Vancouver



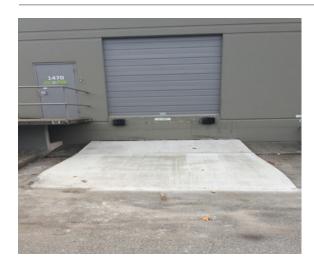
Opportunity to lease a 2,700 sf warehouse with office and dock loading, perfectly situated for convenient access to Highway 1.

Bryn Cartwright

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Julian Parsons

Associate 604 757 5116 julian.parsons@avisonyoung.com



Property details

ADDRESS

Kootenay Business Centre 1470 Kootenay Street, Vancouver

UNIT AREA

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

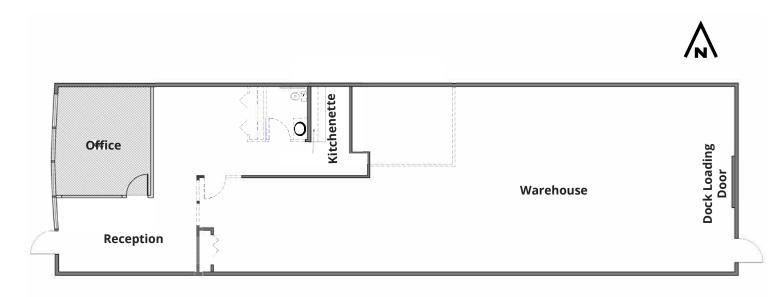


Amenity-rich location, offering convenience and a vibrant environment



100A, 3-phase electrical service

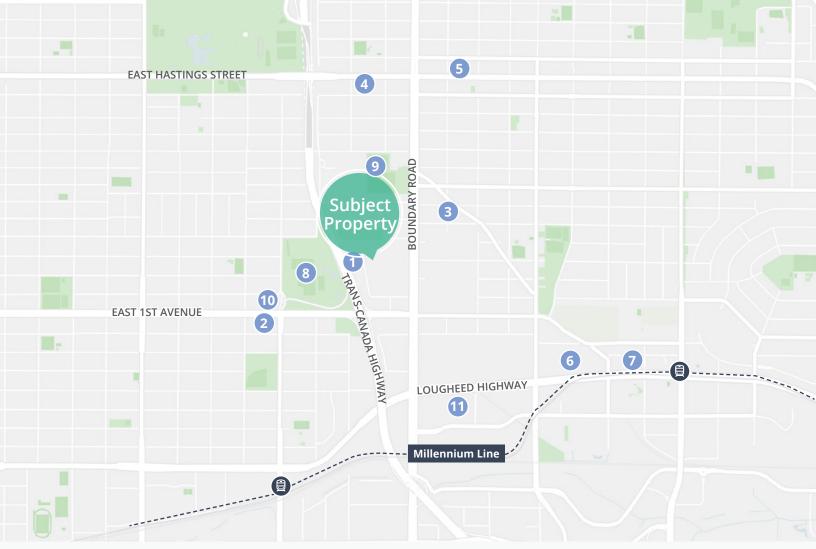
Floor plan











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







Contact for more information

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