



- ▶ **3,138 SF Second Floor Office/Production Space**
- ▶ **Currently Built-Out For Post-Production/Film Editing**

### Location

Located at the corner of East 3rd Avenue and Ontario Street. This unique area is home to many service oriented businesses, wholesaling, and high tech operations. This location offers excellent access to Downtown Vancouver and fantastic nearby amenities.

### Highlights

- ▶ Private offices
- ▶ Production areas
- ▶ Cooled server room
- ▶ Fully HVAC
- ▶ Large boardroom

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# FOR LEASE | INDUSTRIAL/OFFICE

## 16 EAST 3RD AVENUE

### VANCOUVER, BC

### Zoning

I-1 (Light Industrial District) allows for most manufacturing, animation, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

### Features

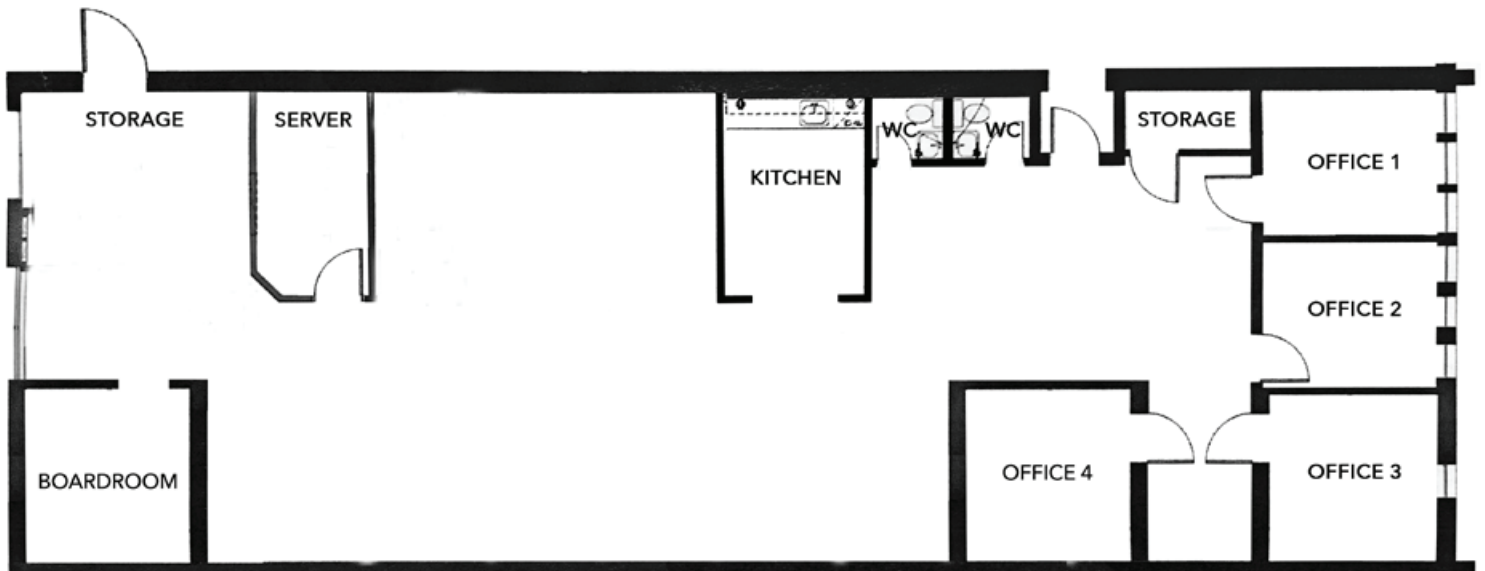
- ▶ HVAC system in place
- ▶ 2 washrooms
- ▶ 10 foot ceilings
- ▶ Exposed wooden beams
- ▶ Ample natural light
- ▶ 1 second floor elevated double loading door at the rear
- ▶ Multiple private offices
- ▶ Production areas
- ▶ Open work stations
- ▶ Kitchen/lunchroom

### Available Space

3,138 SF office/production space

*\*All measurements are approximate and must be verified by the tenant*

### Floor Plan



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### Parking

2 non-gated parking stalls available, at market rates

### Lease Rate

\$20.00 PSF

### Taxes & Operating Costs

\$15.67 PSF (2023 Estimate)

### Availability

Immediate

### Lease Term

3 to 5 years

