

FOR LEASE | INDUSTRIAL  
1495 VENABLES STREET  
VANCOUVER, BC



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

**Chris McIntyre**

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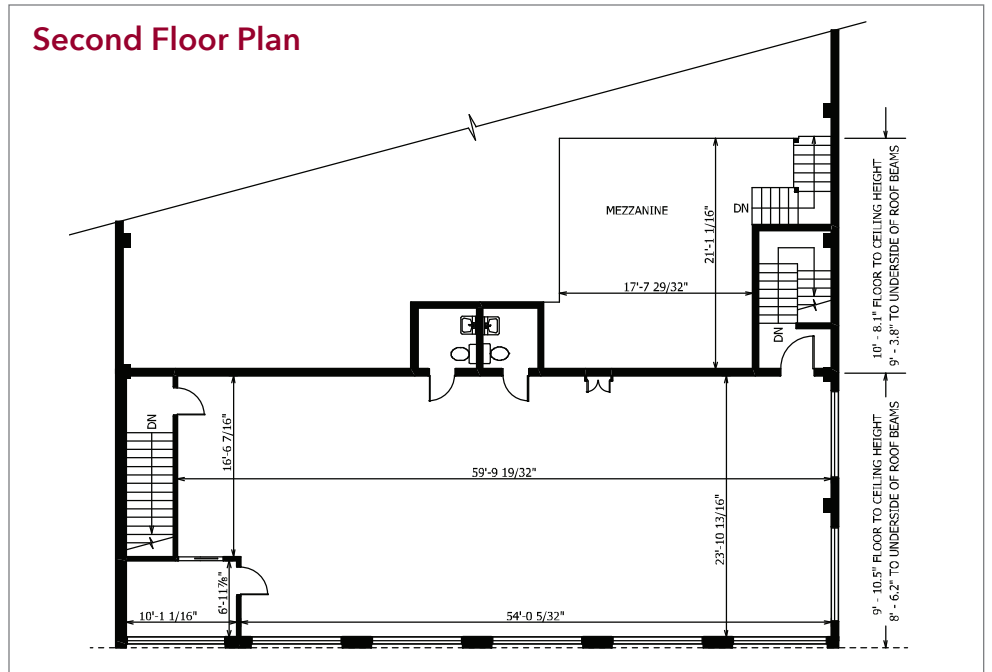




### Location

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

