

# 1350 - 1396 East 3rd Avenue

Vancouver, BC

Opportunity to lease 2nd floor office/assembly/light manufacturing space with common dock loading facilities, located in the heart of East Vancouver area.



**Contact**

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## Location

Situated in the vibrant East Vancouver area, the property is ideally positioned between Clark Drive and McLean Drive. Its prime location offers easy access to major transportation routes, including Commercial Drive and the North Grandview Hwy. Additionally, being in close proximity to the Downtown Business District ensures convenient access to a wide range of amenities, services, and business opportunities.



**93** Walker's Paradise



**94** Biker's Paradise

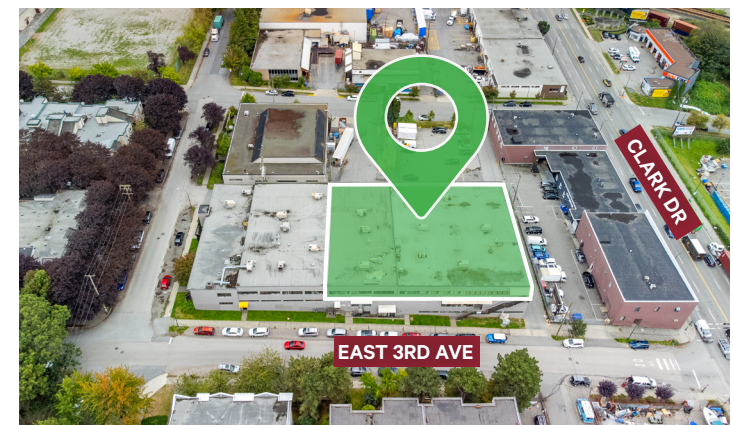


**85** Excellent Transit

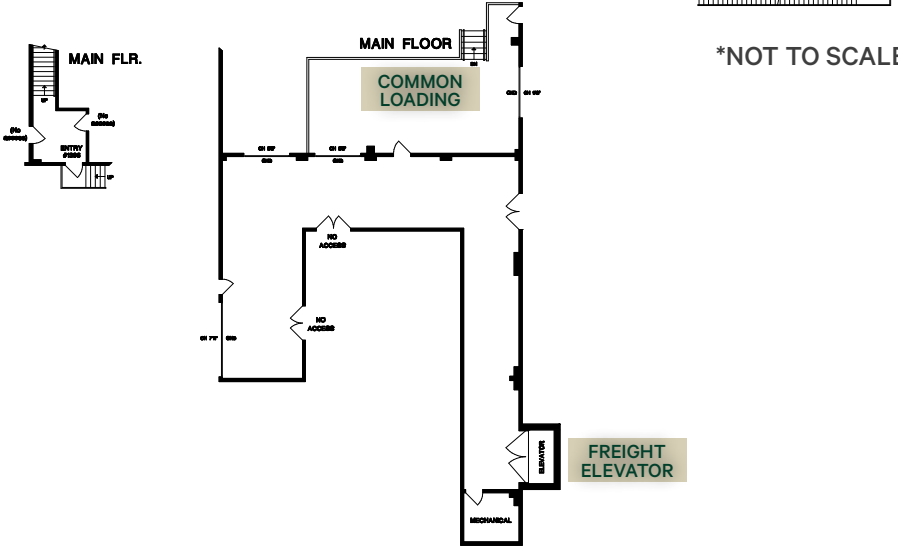
Source: Walkscore.com

## Property Details

|                              | 1350 East 3rd Avenue  | 1396 East 3rd Avenue   |
|------------------------------|---|--|
| <b>RENTABLE AREA</b>         | Warehouse 9,732 SF<br>Office 1,758 SF<br>Total 11,490 SF  | Warehouse 8,559 SF<br>Office 1,558 SF<br>Total 10,117 SF   |
| <b>UNIT FEATURES</b>         | <ul style="list-style-type: none"> <li>+ 2 washrooms</li> <li>+ HVAC throughout</li> <li>+ View from office space</li> <li>+ 11' ceiling height</li> <li>+ 3-phase electrical services</li> <li>+ Fully sprinklered</li> <li>+ Maple hardwood flooring</li> </ul> | <ul style="list-style-type: none"> <li>+ 2 washrooms</li> <li>+ Lunchroom</li> <li>+ HVAC throughout</li> <li>+ 11' ceiling height</li> <li>+ 3-phase electrical services</li> <li>+ Fully sprinklered</li> <li>+ Maple hardwood flooring</li> </ul> |
| <b>AVAILABLE</b>             | 60 Days Notice  | 60 Days Notice   |
| <b>ASKING RENTAL RENT</b>    | \$15.75 PSF   | \$15.00 PSF  |
| <b>OP. COSTS &amp; TAXES</b> | \$8.75 PSF (2024 Est.)  |  |
| <b>LOADING</b>               | Common dock loading facilities and 4,000 LB freight elevator access   |  |
| <b>PARKING</b>               | Parking available directly behind the premises  |  |



Floor Plan



\*NOT TO SCALE





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