

For Lease

3468 Bridgeway Vancouver, B.C.

LOCATION

3468 Bridgeway Street
Vancouver, BC
V5K 1B6, Canada

LEASING CONTACTS

ALYCIA KAMER
Director, Commercial Leasing
604 558 8665
akamer@bosaproperties.com

CALLY ZERING
Leasing Manager, Commercial
778 357 0175
czering@bosaproperties.com

RACHEL SANGHA
Leasing Coordinator, Commercial
604 416 0286
rsangha@bosaproperties.com



bosa
properties

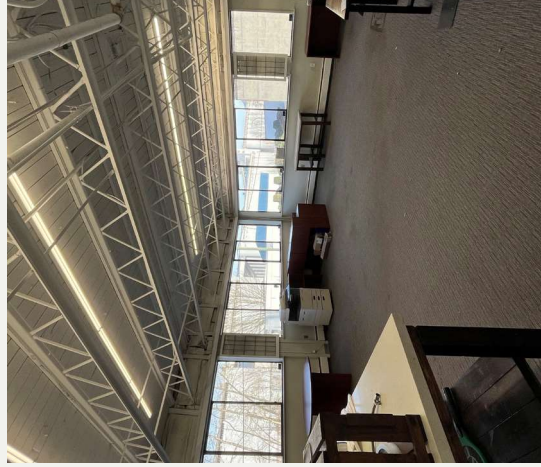
OVERVIEW

**3468 Bridgeway
Simpson Road**
encompasses 12,459 square feet of warehouse and office space within the Hastings-Sunrise area of Vancouver.



LOCATION

3468 Bridgeway Street is conveniently located immediately adjacent to the Ironworkers Memorial Bridge. This location allows for easy access to the Trans-Canada Highway, Port of Vancouver, and most areas of the Lower Mainland.



LEASABLE AREA AVAILABLE

12,459 sq. ft.

YEAR BUILT

1973

LOADING

2 Dock

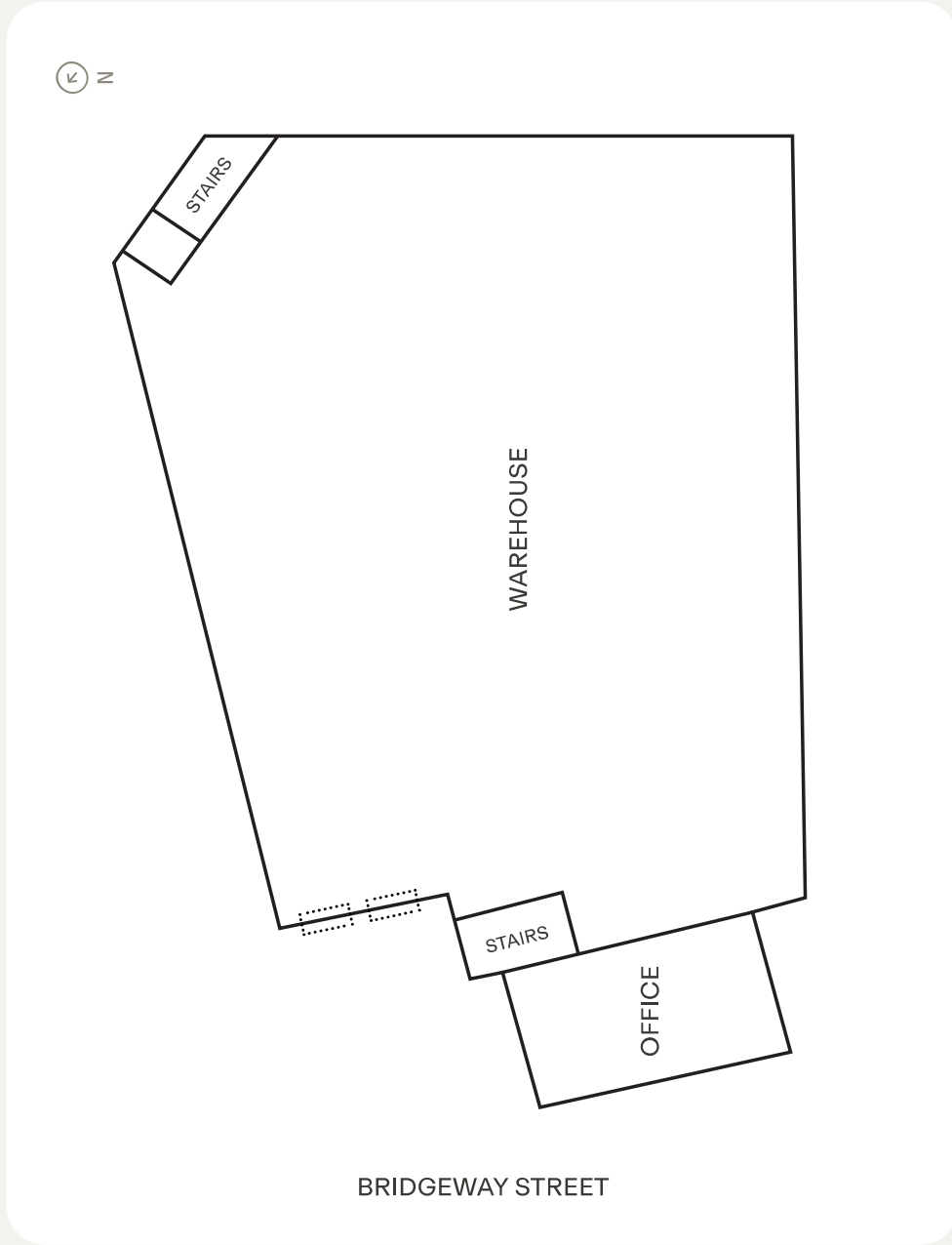
ZONING

I-2: General Industrial

BUILDING FEATURES

- 21' clear ceiling height
- Full sprinkler system
- Abundance of on-site parking
- 3-phase power (480 volt, 400 amp)

3468 Bridgeway Street



FLOOR AREA SUMMARY

USE	AREA
Warehouse	11,259 SF
Office	1,200 SF
Total	12,459 SF

ASKING NET RENTAL RATE

Contact listing agents

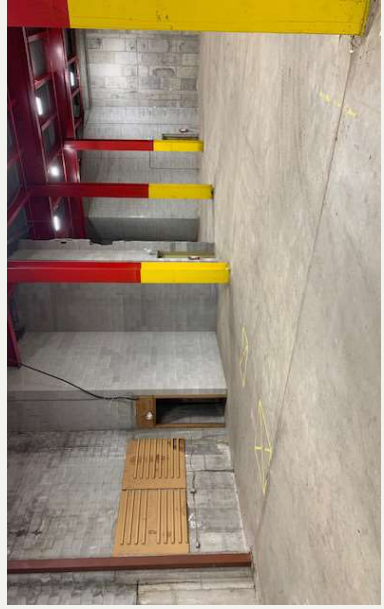
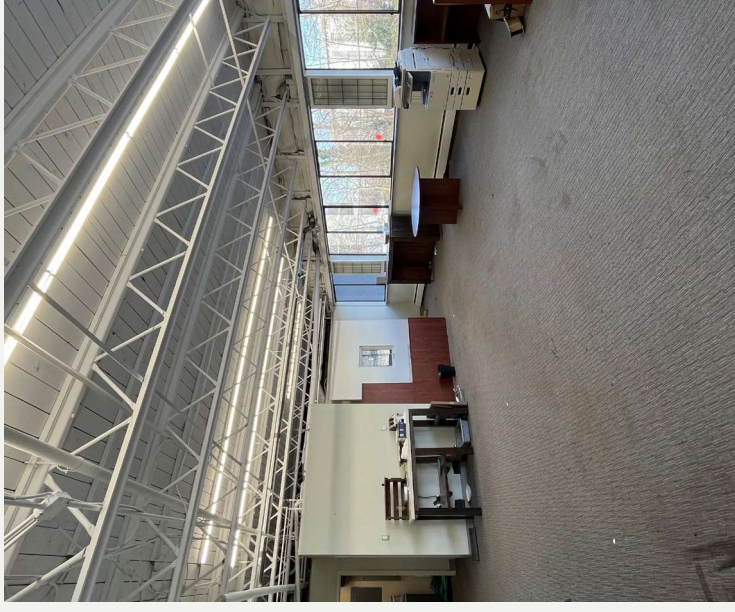
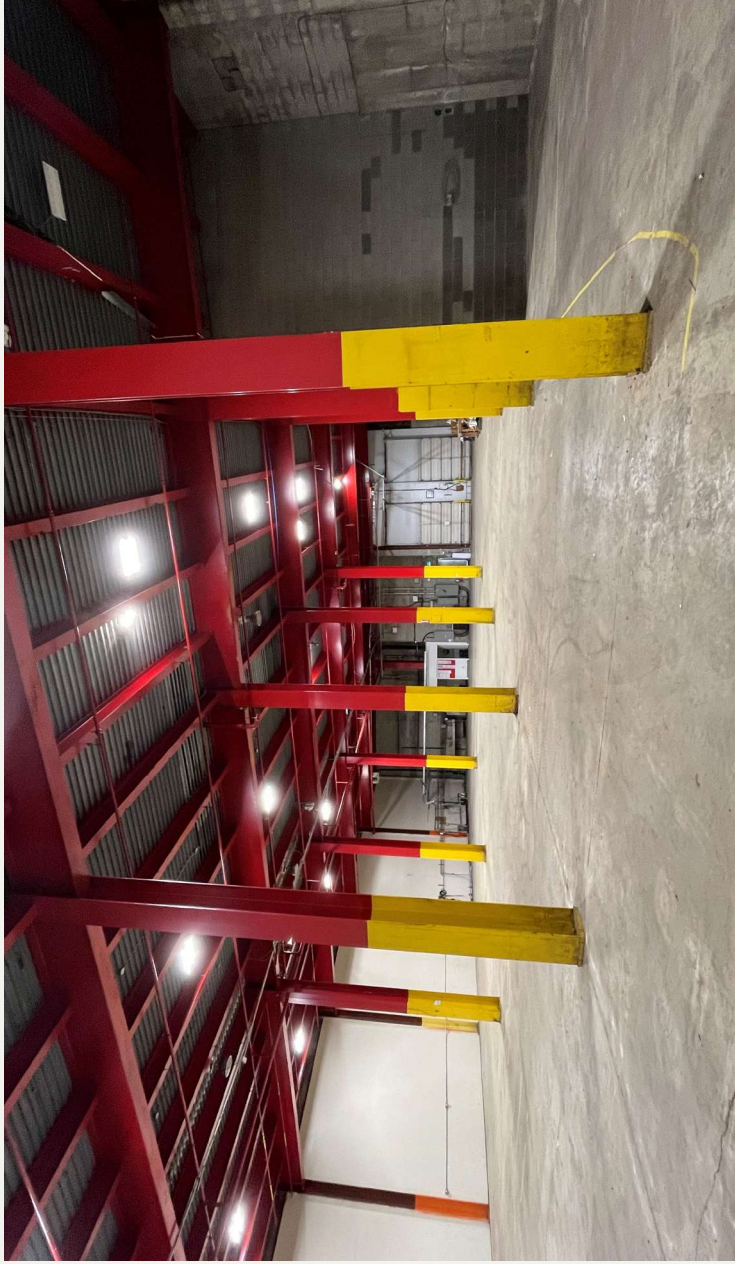
OPERATING EXPENSES

Approximately \$7.92/sf
(2025 estimate)

Available

Immediately

3468 Bridgeway Street



CONTACT

Get in Touch

HEAD OFFICE

Bosa Properties
1201-838 West Hastings St
Vancouver, BC V6C 0A6

Office 604 416 0286

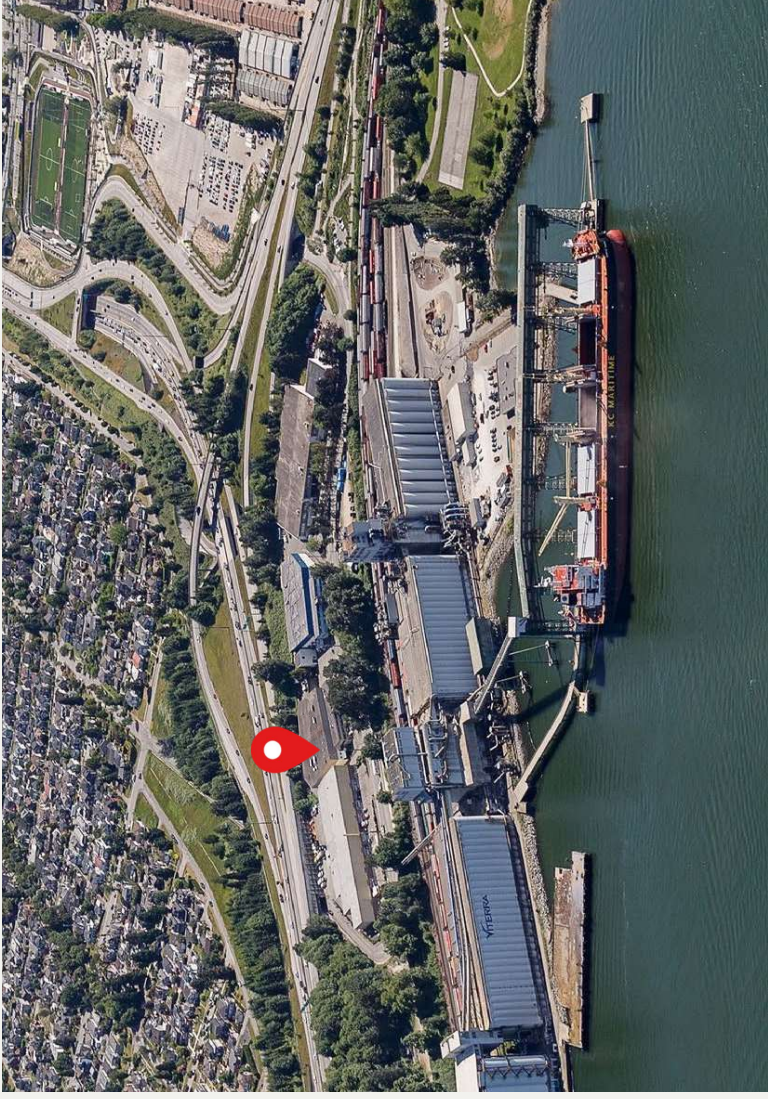
📍 bosaproperties.com

LEASING CONTACT

ALYCIA KAMER
Director, Commercial Leasing
604 558 8665
akamer@bosaproperties.com

CALLY ZERING
Leasing Manager, Commercial
778 357 0175
czering@bosaproperties.com

RACHEL SANGHA
Leasing Coordinator, Commercial
604 416 0286
rsangha@bosaproperties.com



bosa
properties