

FOR LEASE | INDUSTRIAL
821 EAST HASTINGS STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



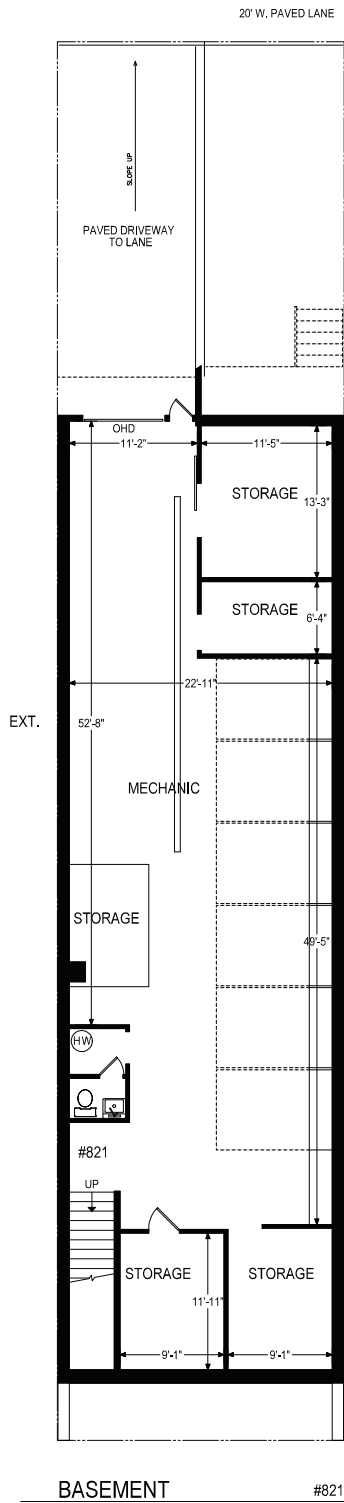
- ▶ **2,000 SF Strathcona Warehouse Lease Opportunity**
- ▶ **Three-Level Concrete Block Building**

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FLOOR PLAN*



*For reference only, not exactly as shown.

Location

The subject property is located on the north side of East Hastings Street between Hawks and Campbell Avenues and three blocks west of Clark Drive. Only two kilometres from the Downtown Core, the property is centrally located in the rapidly transforming Strathcona neighbourhood which is a few blocks from Chinatown, Raintown, and the Clark Drive industrial areas. Major tenants in the area include Strathcona Beer Company, The Garden Café, Flax Home, Starbucks, Pink Pearl Chinese Seafood, The Heatley, and Vancouver Public Library.

Features

- ▶ Separate Hastings Street address
- ▶ Roll-up door off loading ramp
- ▶ Secure gate off lane
- ▶ Built-in office
- ▶ Separate washroom

Available Area

2,000 SF

Gross Rent

\$2,200 per month*

*Annual rental adjustment

Loading

Grade loading by way of ramp to lower floor

Zoning

M-1 (Industrial)

Approved Use

Storage warehouse

Additional Costs

- ▶ Utilities (separately metered)
- ▶ Tenants proportionate share of any increase in building property tax and building insurance over 42% of property tax and operating costs over base year
- ▶ GST

