

# 1937 Triumph Street

Vancouver, BC

SUMMER 2025 COMPLETION



**Contact**

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### Property Details



**Address**

1937 Triumph Street, Vancouver



**Available Area**

|                   |                 |
|-------------------|-----------------|
| Ground Floor      | 4,770 SF        |
| Second Floor #201 | 2,640 SF        |
| #202              | 1,924 SF        |
| <b>Total</b>      | <b>9,334 SF</b> |



**Availability**

Summer 2025



**Basic Rent**

Contact Listing Agents



**Additional Rent**

\$11.00 PSF (estimated)



**Parking**

|                   |                      |
|-------------------|----------------------|
| Ground Floor      | 2 underground stalls |
| Second Floor #201 | 1 underground stall  |
| #202              | 1 underground stall  |



**Zoning**

I-2 Light Industrial

Exceptional opportunity to lease ground and second floor light industrial units in a convenient and rapidly growing location

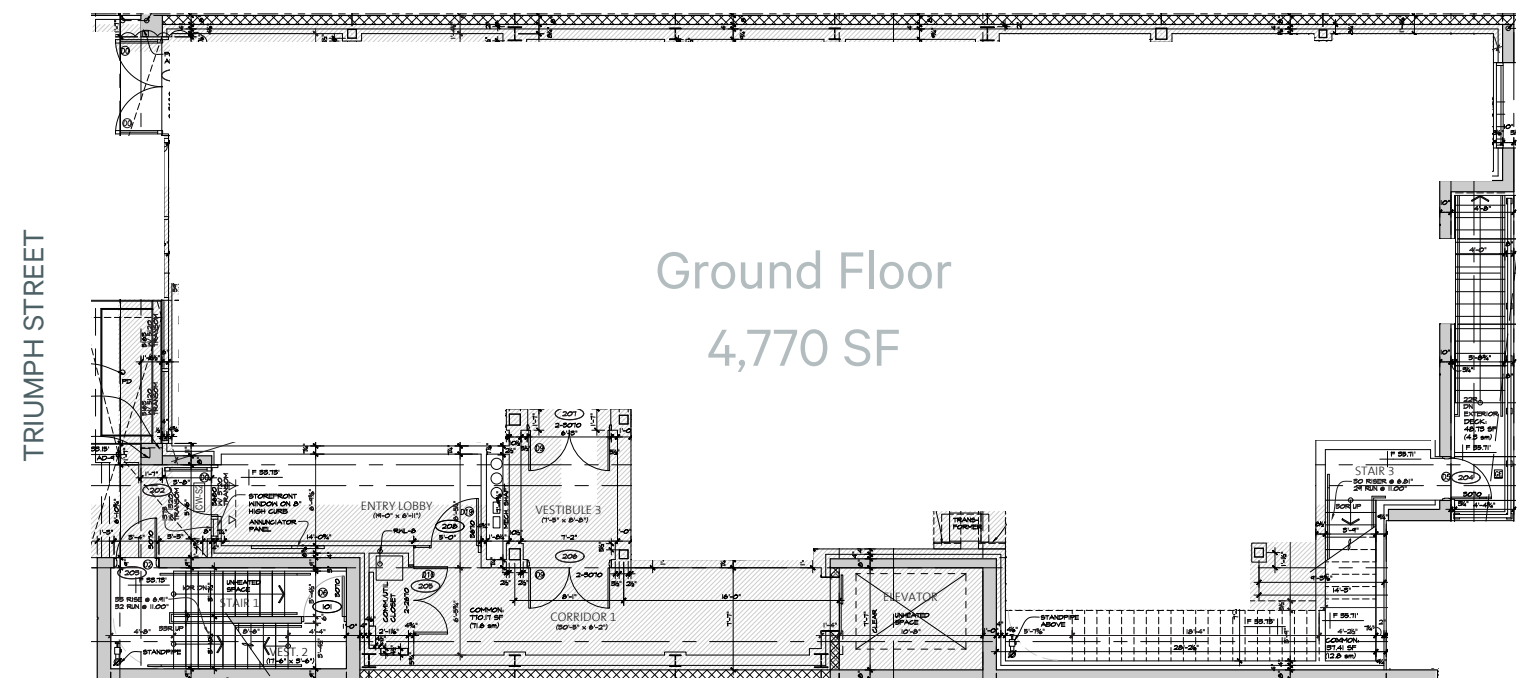
## GROUND FLOOR



### Space Features

- + New construction
- + 17' high ceilings (approximately)
- + Oversized double pane windows
- + Sprinklered
- + 3 phase electrical services
- + Fan coil HVAC unit
- + Secured underground parking
- + Shared grade loading at lane

### Floor Plan



\*not to scale

# Light Industrial Space | For Lease

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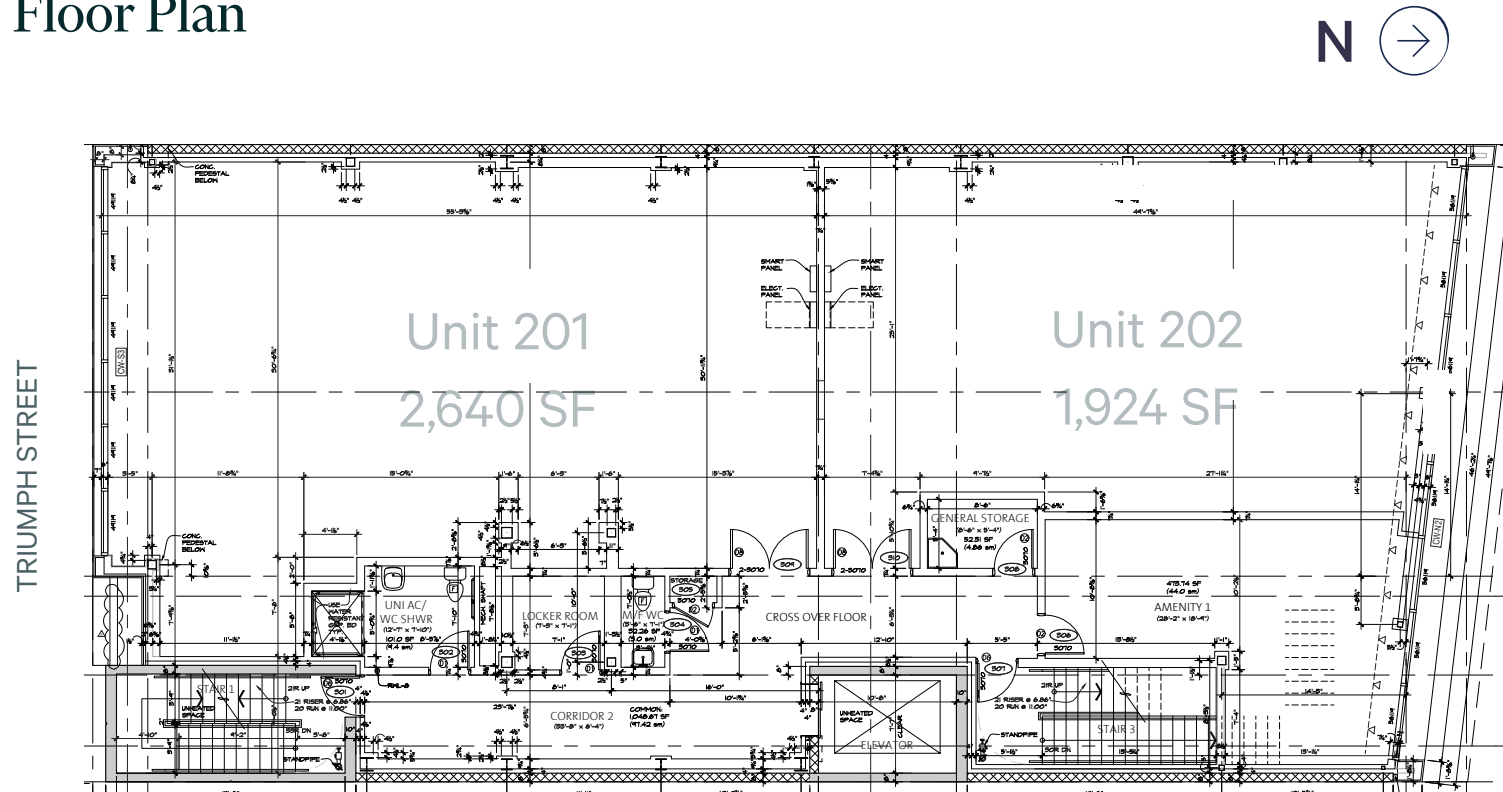


## SECOND FLOOR

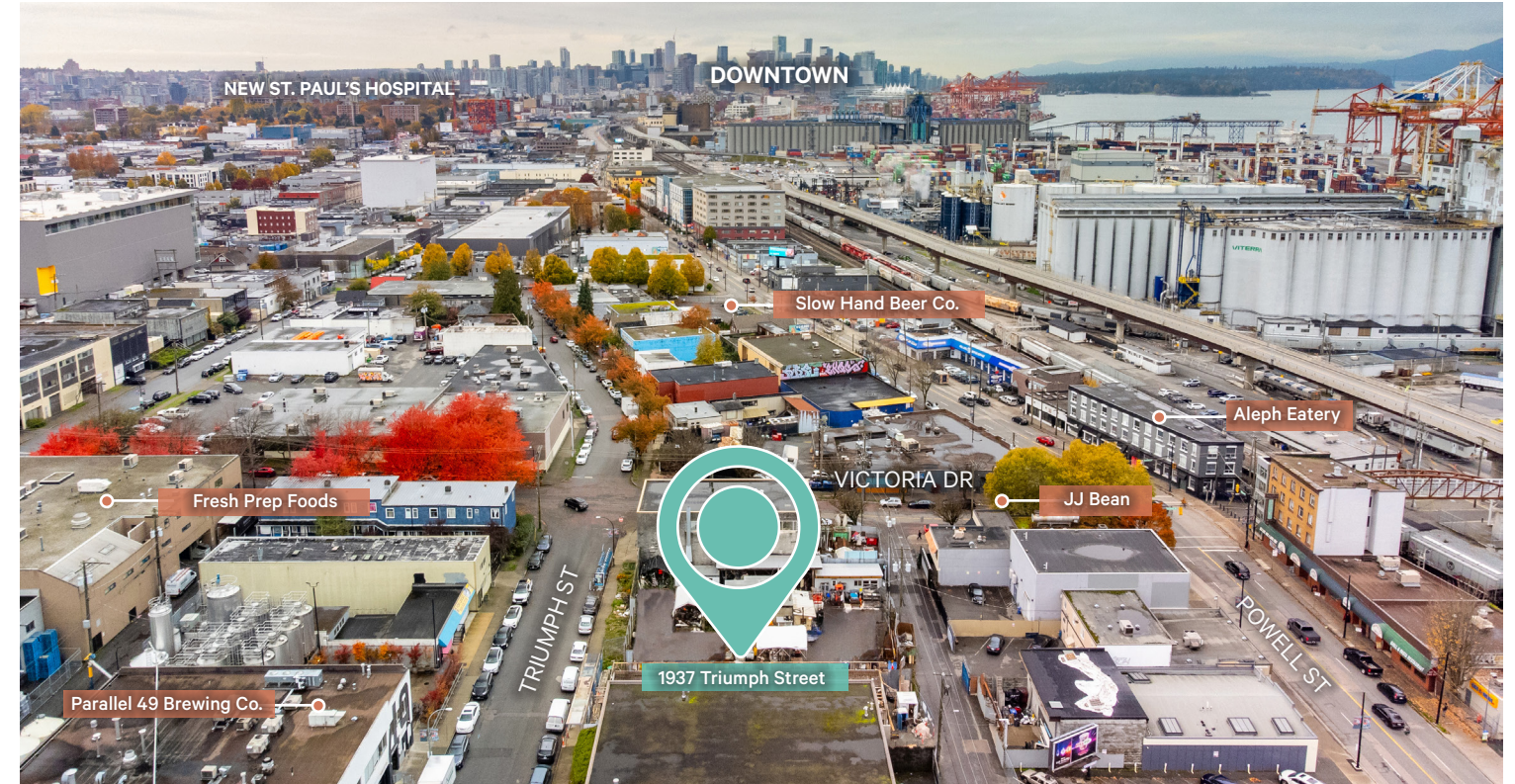
### Space Features

- + New construction
- + High ceilings
- + Oversized double pane windows
- + Sprinklered
- + Fan coil HVAC unit
- + Secured underground parking
- + Shared grade loading at lane

### Floor Plan



\*not to scale



### Prime Location

|                       |               |                |                            |
|-----------------------|---------------|----------------|----------------------------|
| <b>10 MINS</b>        | <b>5 MINS</b> | <b>10 MINS</b> | <b>5 MINS</b>              |
| TO DOWNTOWN VANCOUVER | TO HIGHWAY 1  | TO NORTH SHORE | TO NEW ST. PAUL'S HOSPITAL |

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