

Industrial | For Sublease

**CBRE**

# Unit 103 & 104

## 8889 Laurel Street

Vancouver, BC

**8,032 SF Industrial Unit with High-End Office & Warehouse Improvements  
Located at IntraUrban Laurel in the Heart of South Vancouver**





## The Opportunity

CBRE is pleased to present the opportunity to sublease a high-quality industrial unit at Unit 103 & 104 - 8889 Laurel Street, located in the heart of South Vancouver's Marpole area within IntraUrban Laurel Business Park.

Completed in 2018 by PC Urban, IntraUrban Laurel consists of a three-building multi-tenant industrial complex boasting contemporary storefronts, rear-grade loading, and extensive glazing. The unit has been meticulously kept by the tenant and features high-end office and warehouse improvements.

## Property Details

### Unit Size

Ground Floor	5,409 SF
Mezzanine Floor	2,623 SF
<b>Total</b>	<b>8,032 SF</b>

### Available

Immediately

### Zoning

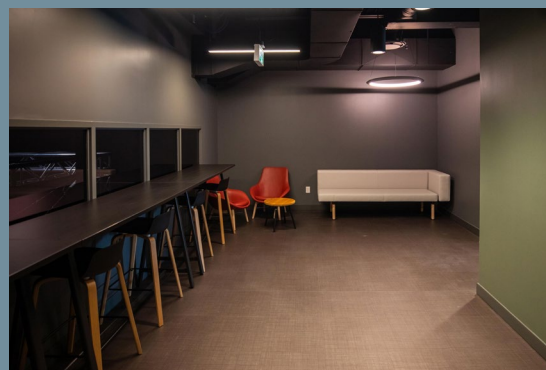
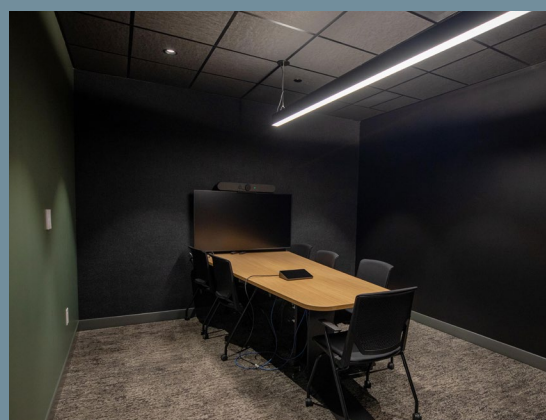
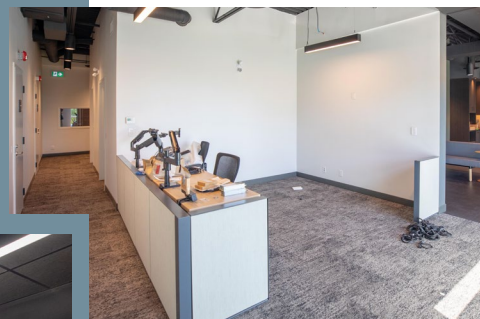
I-2 (Light Industrial)

### Asking Sublease Rate

\$20.00 PSF

### Additional Rent

\$8.30 PSF



## Property Features



### Loading Door

2 over-sized  
12' x 14' grade doors



### Ceiling Height

24' clear



### Sprinkler System

ESFR sprinklers



### Lighting

High efficiency  
LED lighting



### Improvements

Open and private office areas,  
boardrooms, kitchen and  
lunchroom with large fridge,  
ice machine and dishwasher



### HVAC

Air-conditioned office areas



### Washroom

2 washrooms including a  
handicap accessible washroom  
with a shower on the main floor



### Parking

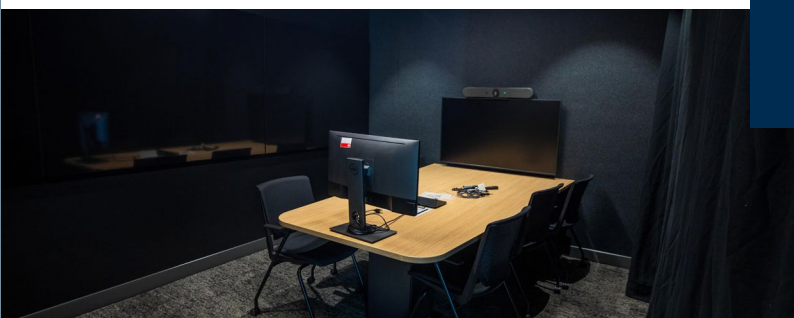
Ample parking



### Utilities

Utilities separately  
metered

## High-end office and warehouse improvements





**3 mins**

Marine Gateway/Marine Drive  
Canada Line Skytrain Station

**4 mins**

Vancouver  
International Airport

**10 mins**

Richmond  
City Centre

**20 mins**

Downtown  
Vancouver



## Neighbouring Amenities

### Cafes & Restaurants

- A&W Coco Bubble Tea
- Dublin Crossing
- Cafe de l'Orangerie
- JOY Cafe
- Kinton Ramen
- Kuy's Lechon
- McDonalds
- Mochido
- Pret A Manger
- Starbucks
- Tim Hortons
- Wicks Cafe

### Retailers

- Cineplex VIP Cinemas
- Fitness World
- Sleep Country
- Shoppers Drug Mart
- T&T Supermarket
- Winners

## Neighbouring Businesses

- BCAA
- Bureau Veritas
- CEFA Early Learning
- Dockstader Subaru
- Enterprise Rent-A-Car
- FASTSIGNS
- Kerrisdale Equipment
- Lush Cosmetics
- Sentinel Storage

## Contact Agent

### Hayden Ferrill

Vice President  
Industrial Properties  
hayden.ferrill@cbre.com  
778 372 1934

### Blair Quinn

Personal Real Estate Corporation  
Vice Chairman  
The High Technology Facilities Group  
blair.quinn@cbre.com  
604 662 5161

CBRE Limited  
1021 West Hastings Street #2500 | Vancouver, BC

www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.