

# FOR LEASE

9,452 SF SHOWROOM/WHOLESALE SPACE



# 1290

## Venables St

VANCOUVER, B.C.

## CONTACT

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# CBRE



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## False Creek Flats - Where Business Thrives, with Amenities at Your Doorstep

1290 Venables Street enjoys a prime location just east of downtown, at the vibrant intersection of the False Creek Flats industrial area and Strathcona, easily accessible via the Prior Street Viaduct. Situated on the southwest corner of Vernon Drive, just one block west of the bustling Clark Drive and Venables Street, the property benefits from exceptional connectivity.

Venables Street, a major east-west thoroughfare, provides seamless access to the downtown business district. This strategic location is a hub for wholesale and distribution, offering unparalleled proximity to the Port of Vancouver, a thriving culinary scene, hotels, convention centers, and entertainment venues like Rogers Arena and BC Place Stadium. Benefit from the proximity to the new St. Paul's Hospital, with construction completed in 2026 and located just a short distance west

## Property Summary

### Available Area

Office	2,380 SF
Showroom/Warehouse	7,072 SF
Total Area	9,452 SF

+ Plus 1,300 SF of mezzanine (includes additional office & storage area)

### Asking Rent

Contact Listing Agents

### Availability

Contact Listing Agents

### Additional Rent

\$8.25 per SF (2025 Est.)

### Zoning

I-2 Industrial

### Loading

Large grade loading door

### Parking

10 secured stalls

### Ceiling Height

10' in office/showroom  
18'9" in warehouse

### Electrical

3 phase power

## Property Features

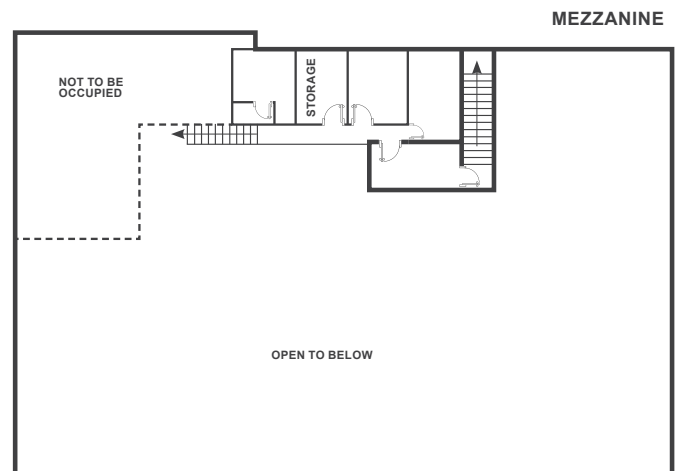
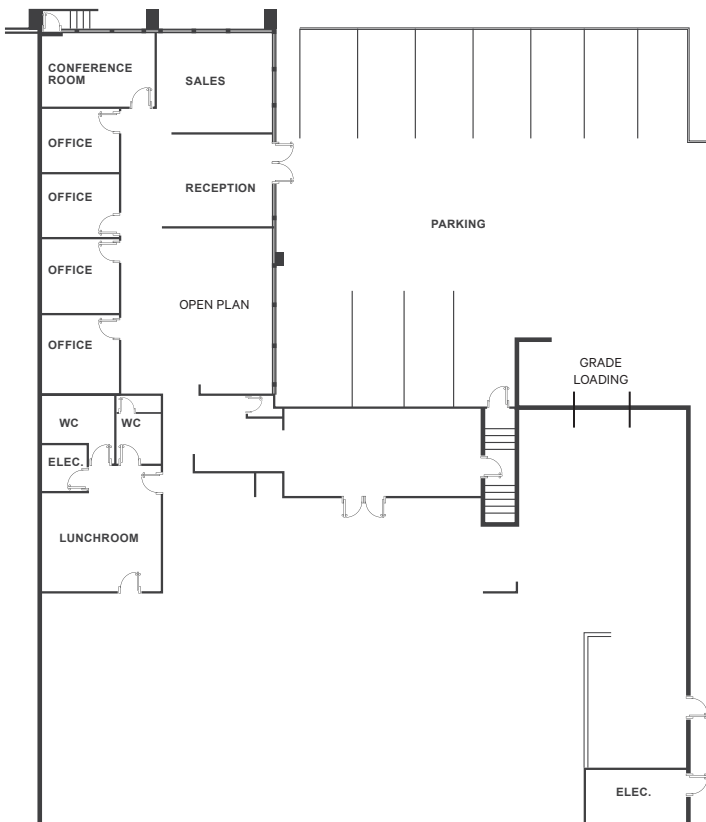
- Office/showroom includes open plan, boardroom and 4 offices
- Fully air-conditioned in office/showroom
- Lunchroom
- Two washrooms
- Warehouse area is clear span

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## Floor Plan



Floor plans not to scale



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