



The subject property well located in the East Vancouver industrial area just east of Clark Drive and one block south of Hastings Street.

This location is minutes from the downtown core and provides easy access to major traffic arteries such as Grandview Highway, 1st Avenue, and the Second Narrows Bridge.

- |                      |                         |                          |
|----------------------|-------------------------|--------------------------|
| 1 YORK THEATRE       | 5 STRATHCONA VILLAGE    | 9 ANDINA BREWING COMPANY |
| 2 TIMBERTRAIN COFFEE | 6 GOURMET WAREHOUSE     | 10 NO FRILLS GROCERY     |
| 3 EARNEST ICE CREAM  | 7 CALLISTER BREWING     | 11 WALDORF HOTEL         |
| 4 AGRO ROASTERS      | 8 POWELL STREET BREWING | 12 STARBUCKS             |

**FOR LEASE**  
**1573 EAST PENDER ST**  
**VANCOUVER, BC**

Freestanding Building in Strathcona

**DARREN STAREK**  
 604 662 5175 / darren.starek@cbre.com

**ED FERREIRA**  
 Personal Real Estate Corporation  
 604 662 5122 / ed.ferreira@cbre.com

**JORDAN COULTER**  
 604 662 5574 / jordan.coulter@cbre.com

FOR LEASE

**1573 EAST PENDER ST  
VANCOUVER, BC**

Freestanding Building in Strathcona

## PROPERTY DETAILS

### AVAILABLE AREA

5,280 sq. ft.  
Including 1,390 sq. ft. of office area (approx.)

### ZONING

MC-1

### FEATURES

- Freestanding building in Strathcona
- 14' ceiling heights approx.
- Fenced parking area
- Bright office area with a mix of open plan, private offices and lunch room

### TAXES & OP. COSTS

\$3,680 per month, plus management fees

### LEASE RATE

\$6,975 per month, triple net

### OCCUPANCY

Contact Listing Agents



## CONTACT

### DARREN STAREK

604 662 5175  
darren.starek@cbre.com

### ED FERREIRA

Personal Real Estate Corporation  
604 662 5122 / ed.ferreira@cbre.com

### JORDAN COULTER

604 662 5574  
jordan.coulter@cbre.com

# CBRE

CBRE LIMITED | 1021 W HASTINGS ST | #2500 VANCOUVER BC V6E 0C3

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"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. 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, Environics Analytics, Microsoft Bing, Google Earth