

For Lease

CBRE

1375 Boundary Road, Vancouver, BC

High Profile Centrally Located Wholesale/Office Premises



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The Location

The subject property is conveniently located in the 1st and Boundary area of Vancouver. This central location provides easy access to Highway 1, the Downtown Core, the Port of Vancouver, major traffic arteries, customers and suppliers.

Specifically, the building is prominently located on the west side of Boundary Road just North of 1st Avenue.

Property Details:

Area Available	Main Floor Production/Office:	6,026 sq.ft.
	Main Floor Warehouse:	1,039 sq. ft.
	Mezzanine Office:	1,687 sq. ft.
	Total:	8,752 sq. ft.
Zoning	I-2	
Tax & Operating Costs	\$9.30 per sq. ft. (est.) plus management fees	
Lease Rate	\$19.50 per sq. ft., triple net	
Availability	July 1, 2022	

Building Features:

- + Fully finished air conditioned offices featuring ample natural light and exposed cedar ceilings
- + Currently utilized as a dental lab
- + Covered dock level loading door
- + Approx. 20' ceiling heights in warehouse
- + HVAC office and production area
- + Excellent parking available
- + Skylights in warehouse
- + 3-phase power
- + 14 parking stalls

For further details please contact:

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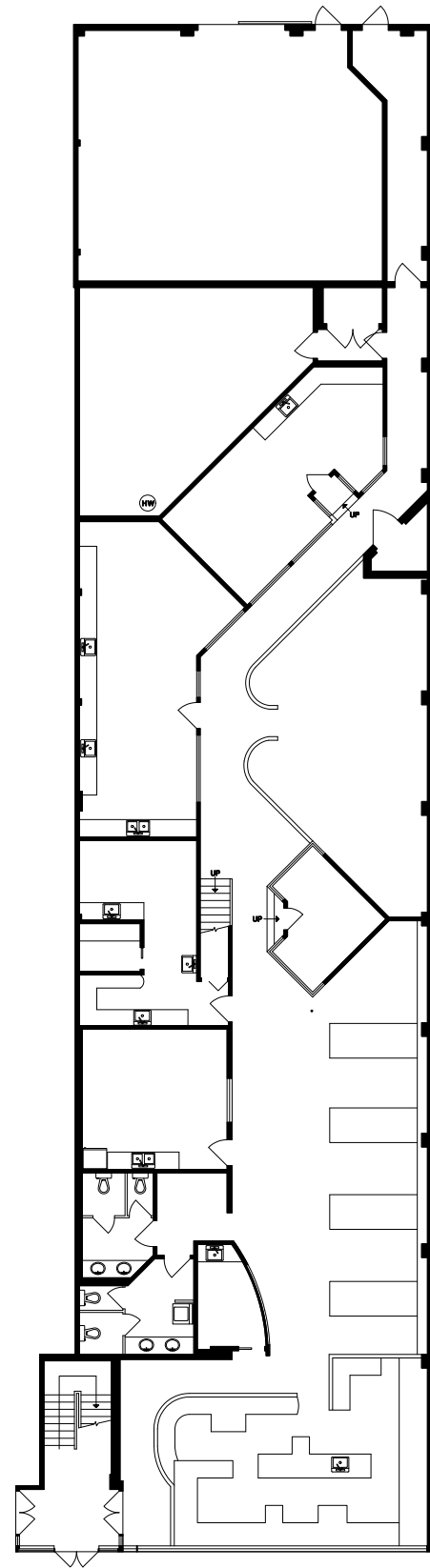
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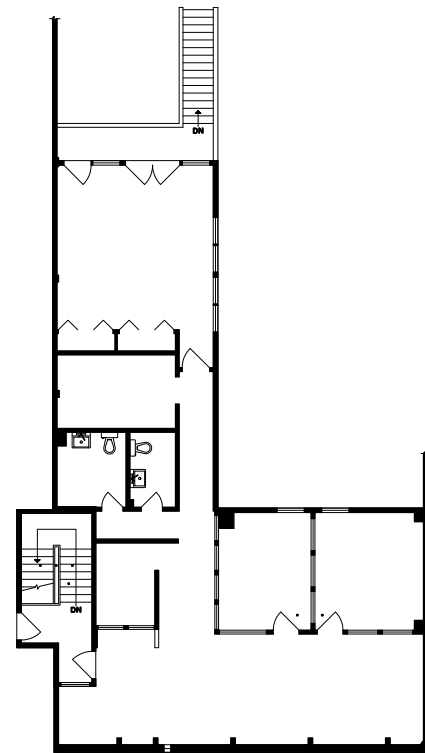
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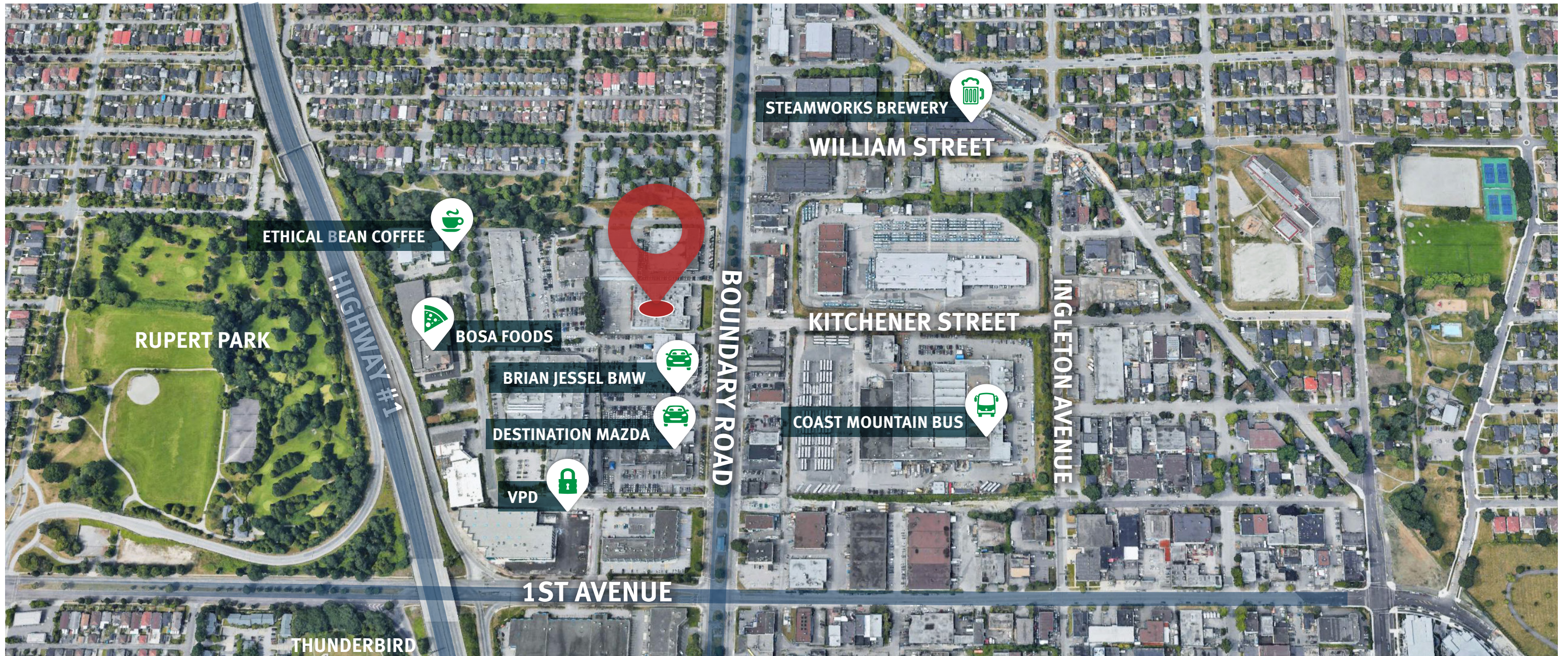


MAIN FLOOR



MEZZANINE





Contact Us For Further Information

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