

FOR LEASE

Prime Office Warehouse

25 West 6th Avenue, Vancouver, BC



For further information contact:

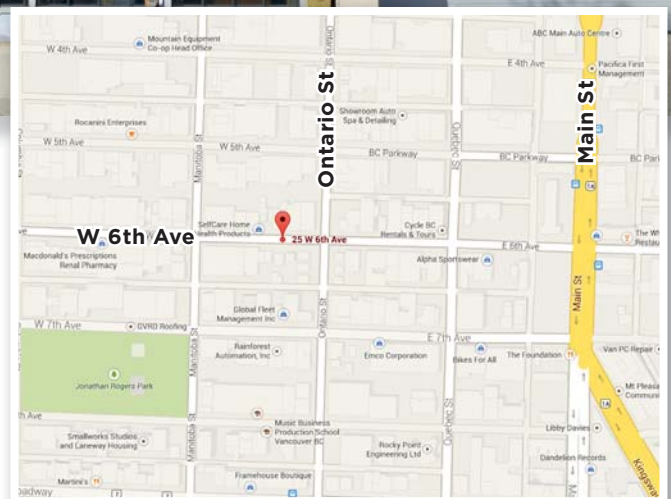
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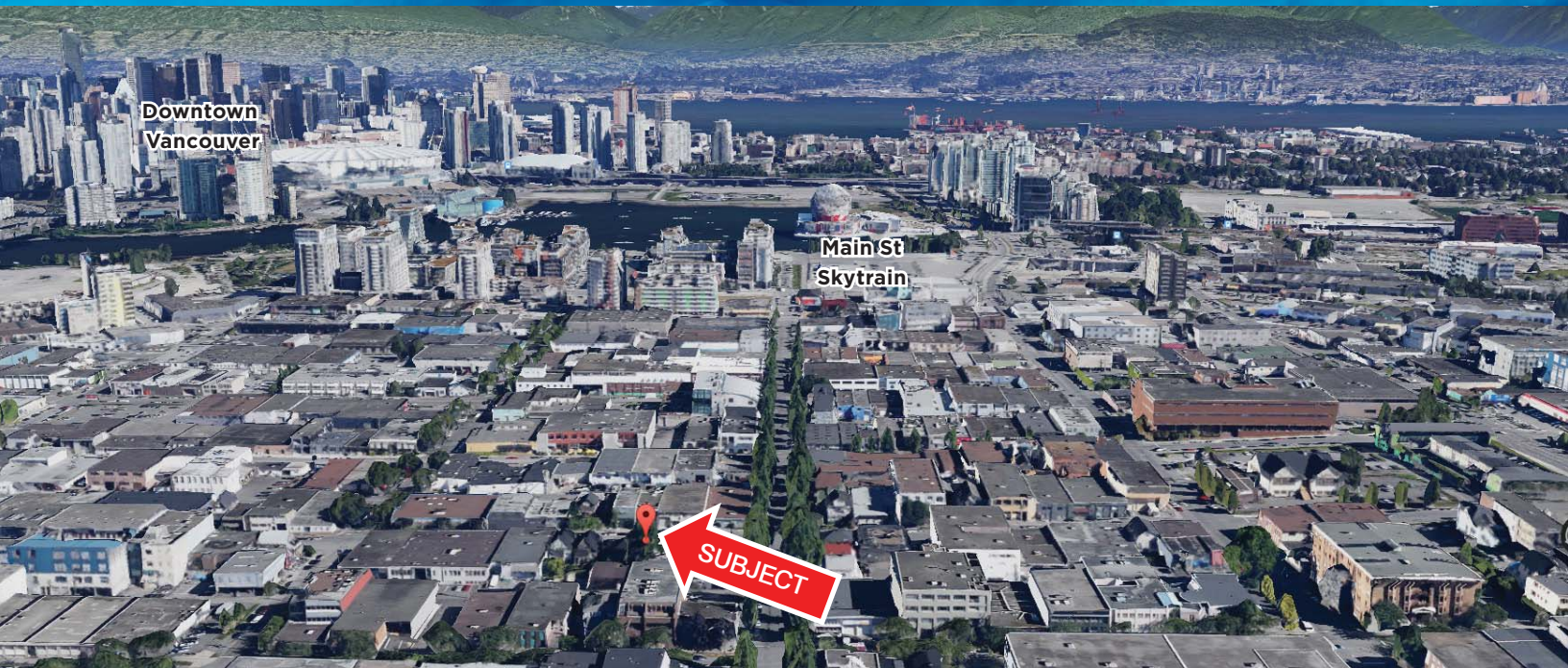
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Location

The Subject property is well located in the Cambie and Main industrial area of Vancouver. Easy Access to Downtown Vancouver, Olympic Village, Main and Terminal Skytrain and Chinatown. The Subject property is located at Ontario Street and West 6th Avenue.

Description

Currently used as office/warehouse. Main floor and top floor offices. Roof top deck with gas line for BBQ and city mountain views. Basement with grade loading door and separate entrance used as workshop. Parking at rear of building as well as 2 hour parking on 6th Avenue. Building is in move-in condition.

Zoning

I-1 (Light Industrial)

Available Space

Main Floor	1,620 SF
Top Floor	1,080 SF
Basement (Warehouse)	1,000 SF
	3,700 SF

Building Description

- 2 storey office with basement
- Roof top deck with city views (approximately 500 SF)
- Grade loading door
- Air conditioning
- Board room
- Kitchen
- High ceilings
- Rear parking
- Alarmed
- 4 enclosed offices and open office space on top floor
- 1 enclosed office, boardroom, reception and open office area on main floor
- Improved offices throughout

Rental Rate

Call Listing Broker

Taxes and Operating Costs (2013)

Call Listing Broker



