

# FOR SUBLEASE

## 375 WEST 5<sup>TH</sup> AVENUE

VANCOUVER, BC



### UP TO 14,497 SF QUALITY OFFICE / SHOWROOM / DISTRIBUTION SPACE



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### LOCATION

Located on West 5th Avenue between Yukon and Alberta Streets. Broadway and West 2nd Avenue are close by with easy access to Downtown via Cambie Street. The Olympic Village Skytrain station on Canada Line is only 2 blocks away.

### ZONING

I-1 allows a wide range of wholesale, showroom, ancillary retail uses, software manufacturing, video and film production and an expanded range of general office uses.

### AVAILABLE AREA

Main Floor	8,583 sf
Second Floor	5,914 sf
<b>Total Available Area</b>	<b>14,497 sf</b>

### FEATURES

- Modern building with convenient features
- Two (2) dock level loading doors on the main floor
- 16' - 20' ceiling heights on the main floor
- 3-phase electrical service
- Washrooms on each level
- Air-conditioned throughout
- Ample natural light
- Underground secure parking - 12 stalls available at \$125/month

### SUBLEASE RATE

Please consult listing agents.

### TAXES & OPERATING COSTS

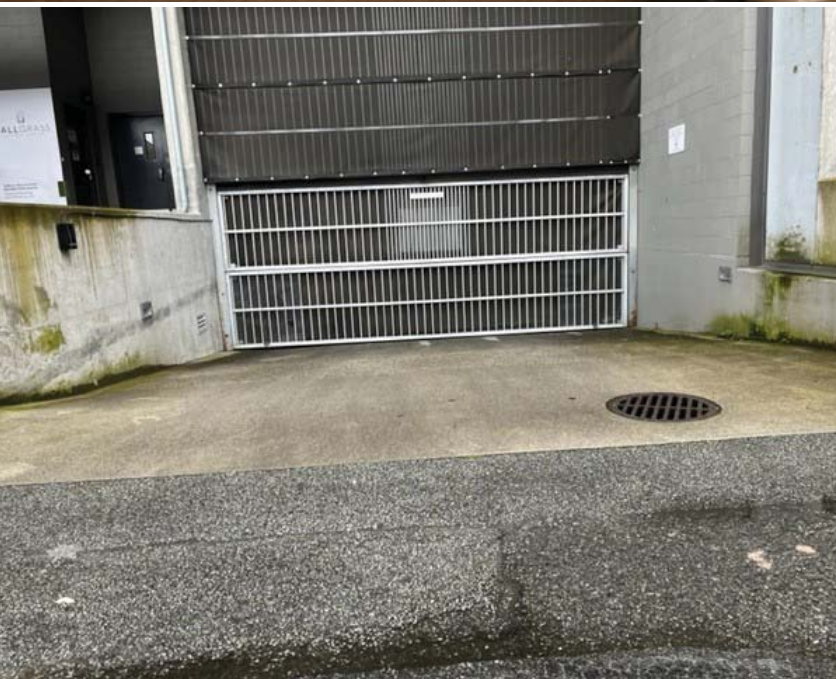
\$13.44 psf (2022 estimate)

### SUBLEASE TERM

Contact Listing Agents

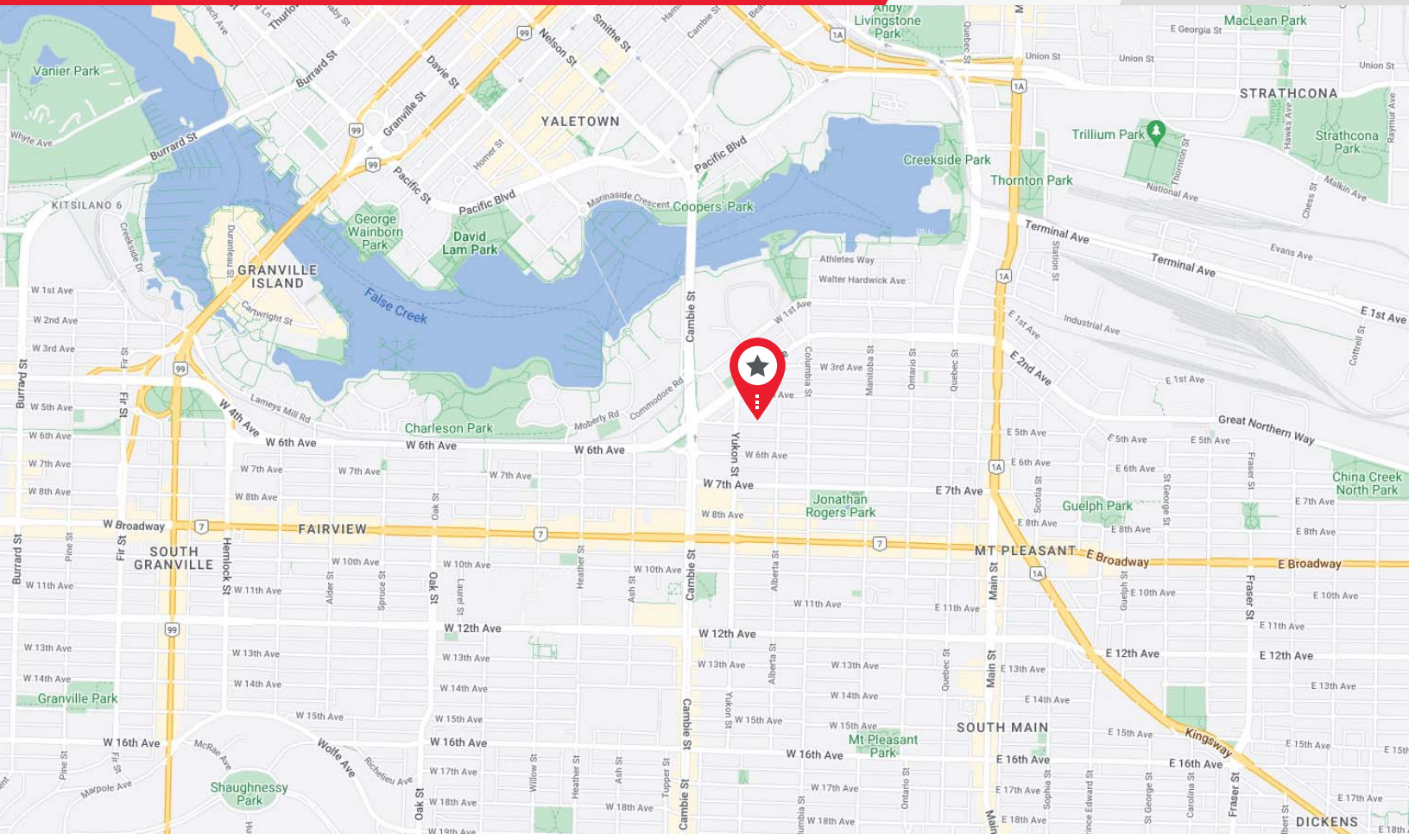


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