



**CUSHMAN &
WAKEFIELD**

**FOR SUBLEASE
1405 THORNTON STREET
VANCOUVER, BC**

**AREA A
5,700 SF**



**AREA C
3,000 SF**



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OPPORTUNITY

Rare opportunity to sublease a storage and parking area in the heart of Vancouver.

LOCATION

Centrally located near Vancouver's train (Pacific Central Station) and bus station just east of Main Street and Terminal Avenue. Easily accessible via Evans Avenue with access to the property just north of Terminal along Thornton Street.

FEATURES

- Large grade access bays
- High clearance doors
- Additional parking area may be available

AVAILABLE AREA

Area A ±5,700 sf Warehouse / Storage

Area C ±3,000 sf Office & Storage

±8,700 sf Total Available Area

AVAILABILITY

A - Immediate

C - November 1, 2024



PID

017-767-709

ZONING

I-3 (Light Industrial)

SUBLEASE RATE

\$25.00 psf, NNN

ADDITIONAL RENT

Property Taxes \$2.36 psf, per annum

C.A.M. \$4.65 psf, per annum

Utilities* \$4.47 psf, per annum

Total Additional Rent \$11.48 psf, per annum

* Utilities include electrical, hydro and gas



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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