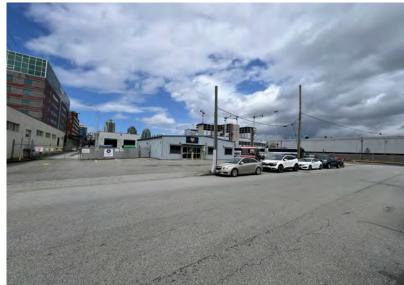


FOR SUBLEASE 1405 THORNTON STREET VANCOUVER, BC







Greg Miles

Associate Vice President Industrial Sales & Leasing 604 640 5814 greg.miles@cushwake.com

Jordan Sengara

Personal Real Estate Corporation Vice President 604 640 5845 jordan.sengara@cushwake.com

Ron J Emerson

Personal Real Estate Corporation Vice President 604 608 5921 ron.emerson@cushwake.com



FOR SUBLEASE 1405 THORNTON STREET VANCOUVER, BC



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



Greg Miles

Associate Vice President Industrial Sales & Leasing 604 640 5814 greg.miles@cushwake.com

Jordan Sengara

Personal Real Estate Corporation Vice President 604 640 5845 jordan.sengara@cushwake.com

Ron J Emerson

Personal Real Estate Corporation Vice President 604 608 5921 ron.emerson@cushwake.com