



**CUSHMAN &  
WAKEFIELD**

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

**AREA A  
5,700 SF**



**AREA C  
3,000 SF**



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# 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 - Immediately

C - Immediately



## 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

## SUBLEASE TERM

July 30, 2026



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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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