

# FOR LEASE

247 EAST 1<sup>ST</sup> AVENUE  
VANCOUVER, BC



11,700 SF BUILDING ON A 21,334 SF LOT



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### LOCATION

The subject property is located two blocks east of Main Street on East 1st Avenue between Terminal Avenue and Great Northern Way in the False Creek Flats industrial area of East Vancouver. The property is minutes from Downtown Vancouver and provides convenient access to all parts of Vancouver and the Lower Mainland. Located a short 5 minute walk to the Main Street - Science World SkyTrain Station and only steps away from the new Great Northern Way - Emily Carr SkyTrain Station now under construction.

### ZONING

I-3 The intent of this zoning is to permit high technology industry, creative products manufacturing, digital entertainment, information and communication technology, and related industry with a significant amount of research and development activity. It is also the intent to permit light industrial uses that are generally compatible with high-technology and other industrial uses, and with adjoining residential or commercial districts.

### LEASE RATE

Please consult listing agents.

### PROPERTY TAXES (2024)

\$140,205.00

### AVAILABLE AREA

Upper Floor Office	±3,900 SF
Lower Floor Vault / Storage Area	±3,900 SF
Lower Floor Warehouse	±3,900 SF
<b>Total</b>	<b>±11,700 SF</b>

### BUILDING FEATURES

#### UPPER FLOOR

- Air conditioned
- Abundant natural light
- Six (6) private offices
- Boardroom
- Two (2) washrooms
- Lunchroom

#### LOWER FLOOR WAREHOUSE

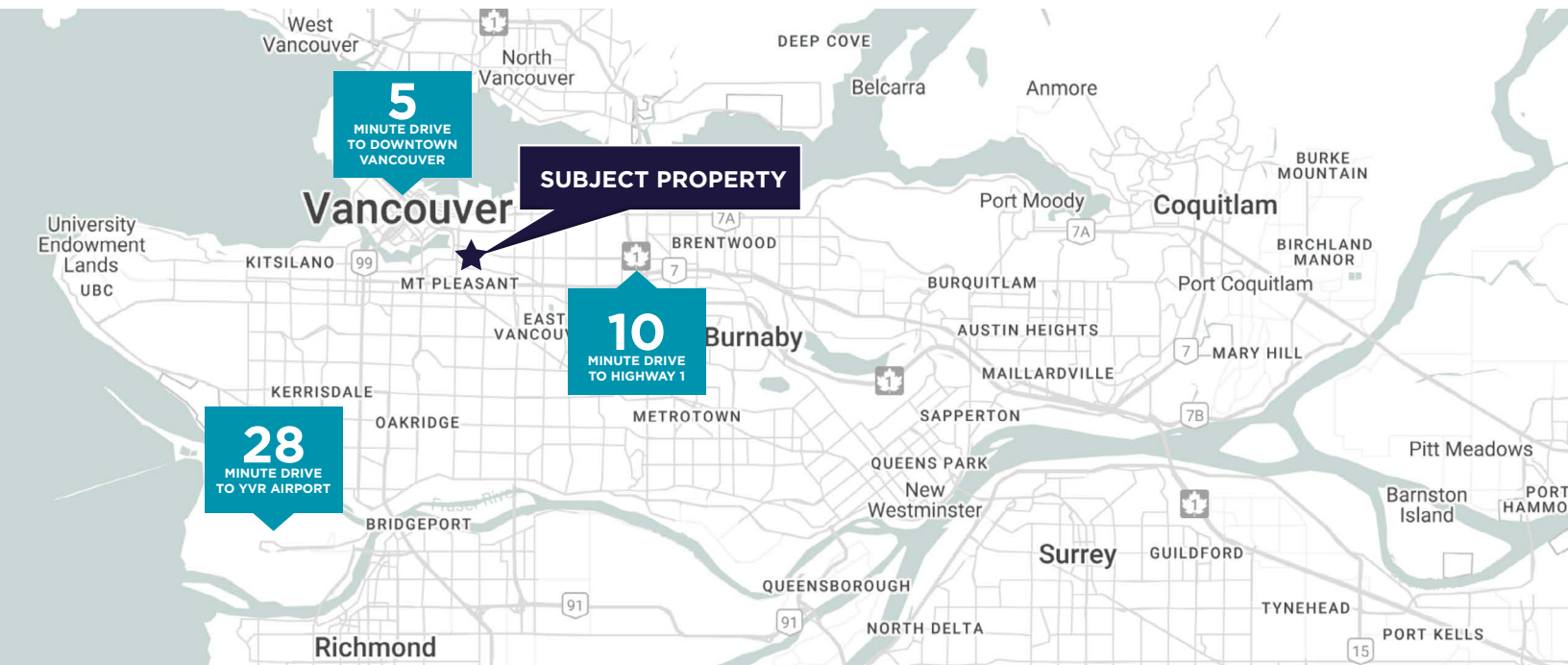
- Two (2) grade level loading doors (12' x 14')
- Concrete block construction
- 18' ceiling heights
- Three (3) phase electrical power
- Clear span warehouse

#### LOWER FLOOR VAULT AREA

- Multiple rooms including two (2) vaults of 530 SF and 730 SF
- Air conditioned
- One (1) washroom
- Very secure access

#### YARD AND PARKING AREA

- ±10,000 SF
- Paved and heavily secured with gate and fencing
- Outside security lighting



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