

FOR LEASE

210 - 220 WEST 6TH AVENUE

Vancouver, BC



LIGHT INDUSTRIAL
Warehouse and Office Space
6,184 SF - 13,919 SF Available



**CUSHMAN &
WAKEFIELD**

N NICOLA
REAL ESTATE

220 WEST 6TH AVENUE

FULL BUILDING OPPORTUNITY



AVAILABILITY 60 days notice

AVAILABLE AREA 7,735 SF

MAIN FLOOR	
Front Offices/Showroom:	1,498 SF
Warehouse:	4,270 SF
First Floor Total:	5,768 SF

SECOND FLOOR	
Second Floor Office Area:	1,390 SF
Second Floor Production Mezzanine:	577 SF
Second Floor Total:	1,967 SF

TOTAL SIZE: 7,735 SF

NET RENT
Reach out to listing agents

ADDITIONAL RENT (2024 EST.)
\$10.50 PSF

LOADING
Two (2) 10'x12' grade loading doors

POWER
400A, 3-phase, 120/208V

PARKING DETAILS
8 Stalls at rear of building

CLEAR HEIGHTS

- Production Mezzanine: 11'3"
- Production Warehouse: 21'1.75"
- Showroom/Office: 14'5" (T-Bar: 8'10")

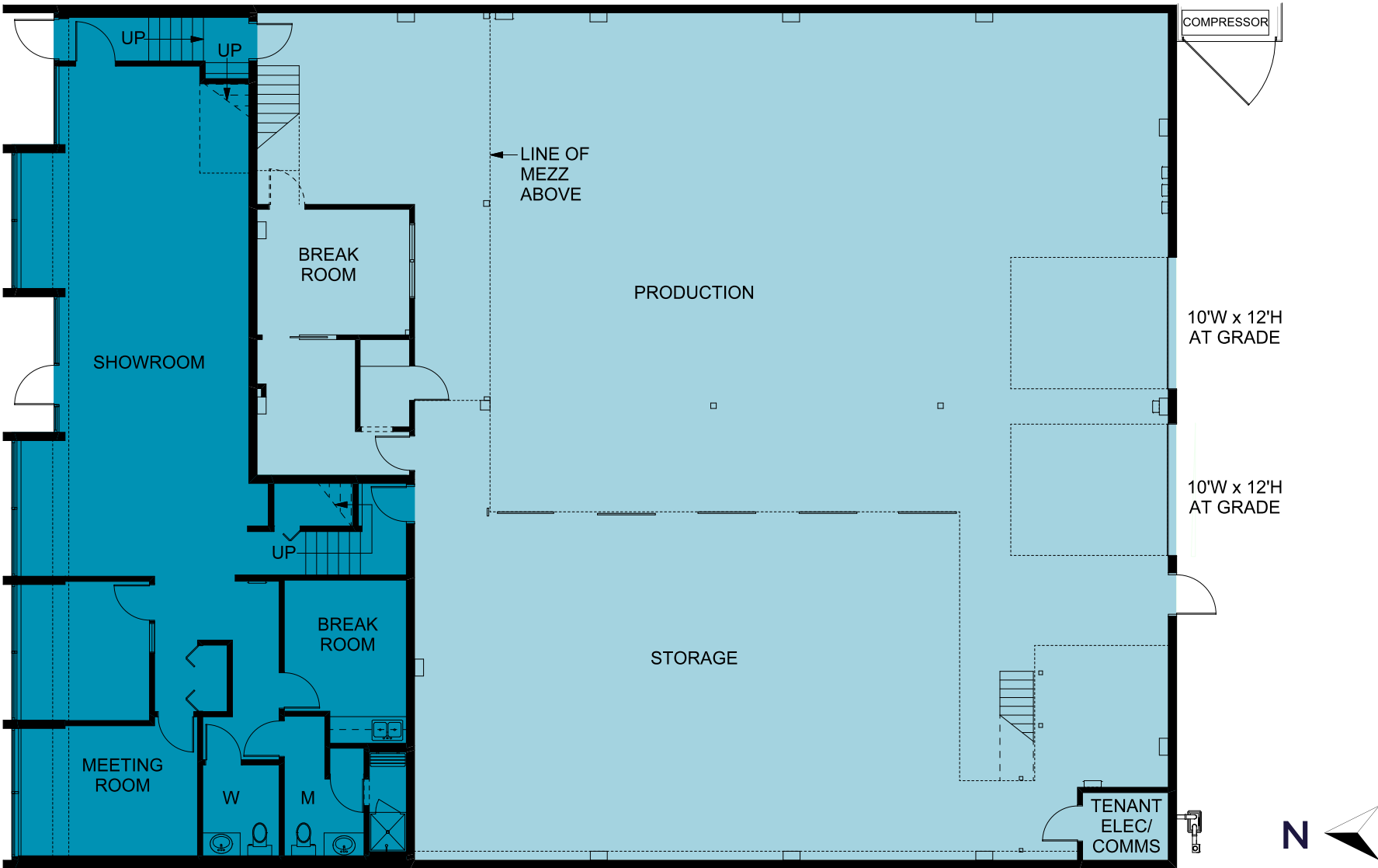
HIGHLIGHTS

- Rare ground and 2nd floor warehouse with ancillary showroom and office space
- Direct street exposure with loading access at rear
- Fantastic signage/branding opportunity
- Production warehouse with storage racking in place
- Machinery and equipment not included
- First floor showroom/office built out with two meeting rooms, kitchen and break room, dark room/storage and two in-suite washrooms
- Second floor office built out with three perimeter private offices, one interior office, open workspace, server room and washroom with North facing windows

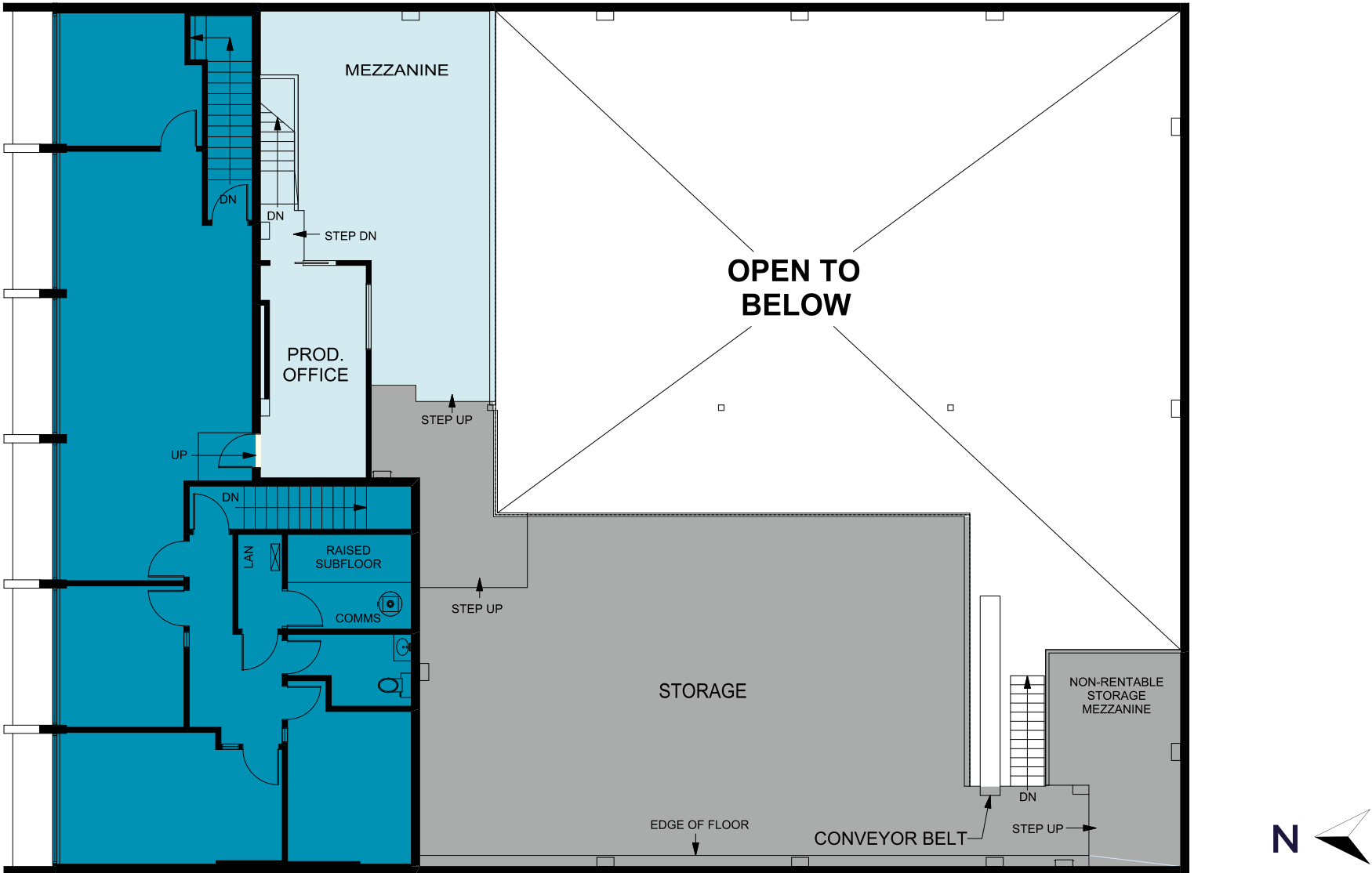
FLOOR PLANS

220 WEST 6TH AVENUE

MAIN LEVEL (5,768 SF)



SECOND LEVEL (1,967 SF)



210 WEST 6TH AVENUE

ENTIRE 2ND FLOOR



AVAILABILITY

Immediately

AVAILABLE AREA

Offices:	2,815 SF
Warehouse:	3,369 SF
Total Size:	6,184 SF

NET RENT

Reach out to listing agents

ADDITIONAL RENT (2024 EST.)

\$13.00 PSF

POWER

175A, 3-phase, 120/208V

LOADING

Dock Loading at Rear (4'11" dock with ramp)

PARKING DETAILS

3 stalls at the rear of the building

CLEAR HEIGHTS

- Warehouse Area: 11'10"
- Office Area: 11'10"

HIGHLIGHTS

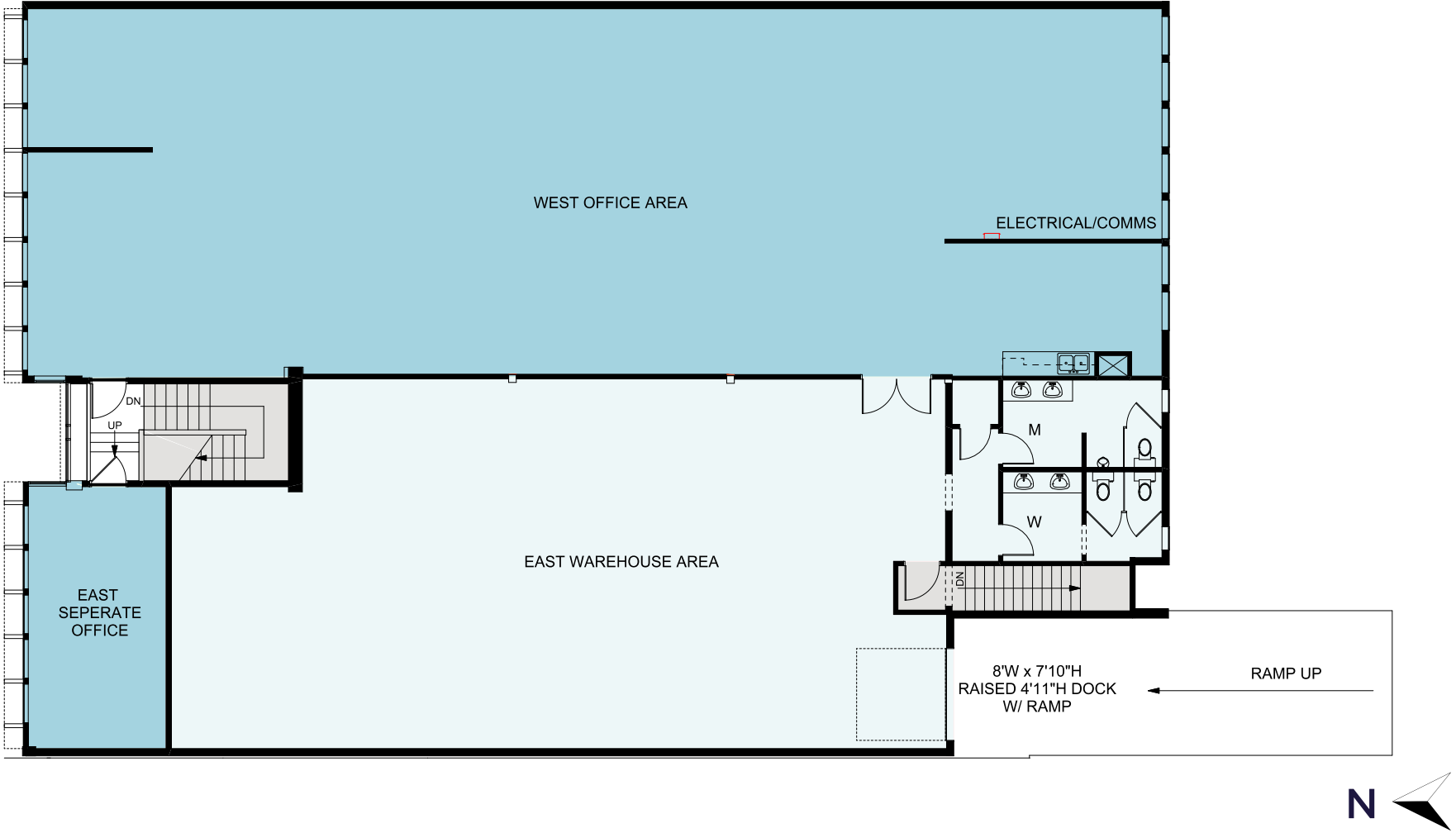
- Entire 2nd floor opportunity
- Open warehouse storage/light industrial space with open ceilings
- Exclusive raised dock loading at rear
- Open concept office space with kitchenette and two interior washrooms
- North and south facing windows



FLOOR PLAN

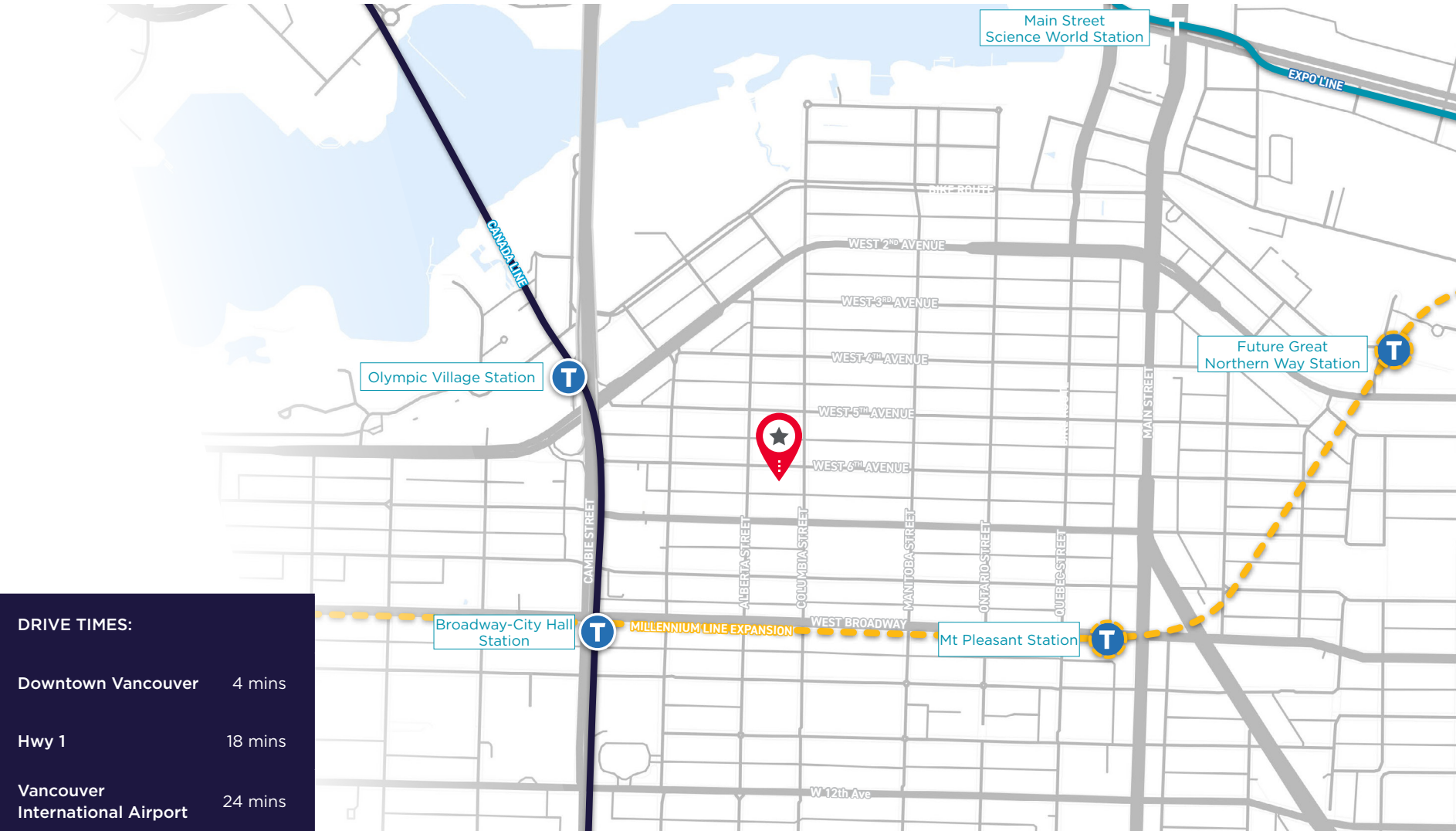
210 WEST 6TH AVENUE

2ND FLOOR - 5,875 SF



ZONING

I-1 Industrial The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.





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