

FOR LEASE  
**UNIT 111 - 8811 LAUREL STREET**  
VANCOUVER, BC



**Graham Williams**  
Senior Associate  
+1 604 608 5938  
[graham.williams@cushwake.com](mailto:graham.williams@cushwake.com)

**Alex Eastman**  
Associate  
+1 604 608 5933  
[alex.eastman@cushwake.com](mailto:alex.eastman@cushwake.com)

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### OPPORTUNITY

Opportunity to lease an industrial strata unit conveniently located on Laurel Street, just south of SW Marine Drive, in South Vancouver's commercial/industrial district. The South Vancouver market is highly sought after due to its close proximity to Vancouver International Airport, Downtown Vancouver, Richmond, and convenient access to major bridges and arterial routes. The area is well serviced by public transit, with the Marine Drive Canada Line Station just 850 meters away.

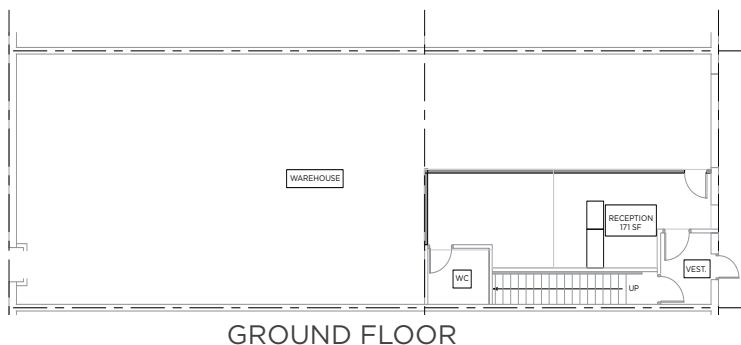
### ZONING

I-2 Zoning, allowing for a broad range of commercial and industrial uses.

### AVAILABILITY

Immediately

### FLOOR PLAN



### PROPERTY FEATURES

- One (1) (12' x 10') Grade loading door
- 24' Clear ceiling height
- 200 Amps, 3 Phase Power (Tenant to Confirm)
- Air conditioned office
- ESFR Sprinklers
- Kitchenette with fridge
- Newly renovated upstairs office
- 3 dedicated parking stalls, with visitor parking

### AVAILABLE AREAS

Warehouse 2,324 SF

Office 969 SF

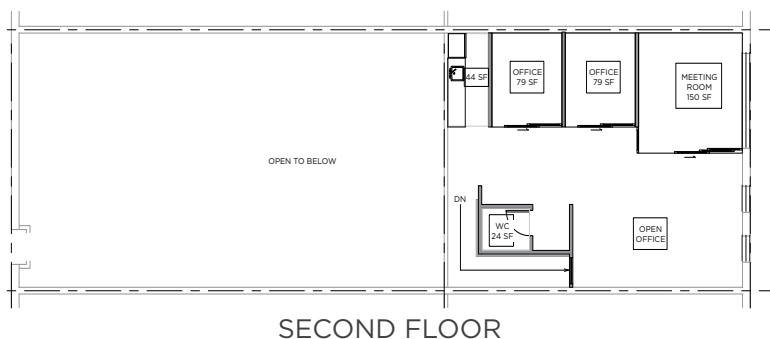
**Total Area 3,293 SF**

### LEASE RATE

Please contact listing agents

### ADDITIONAL RENT (2025)

Estimated at approximately \$9.30 PSF, per annum, plus GST



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