



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

**2635 LILLOOET STREET
VANCOUVER, BC**



PRIME VANCOUVER LOCATION

13,500 SF SHOWROOM / WAREHOUSE

- Unprecedented Exposure
- Extensive Parking & Loading
- Central Vancouver Location
- Attractive Lease Rates
- Direct SkyTrain Access



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LOCATION

Strategically situated in central Vancouver between Boundary Road and Renfrew Street on the busy East Broadway/Lougheed Highway connector in the Grandview Highway industrial area. Easy access is available to Downtown, the North Shore and the TransCanada Highway.

FEATURES

- One (1) grade level loading door
- Two (2) dock level loading door platform
- Fully sprinklered
- 16'-18' clear ceiling height
- Extensive parking
- Heavy 3-phase electrical service
- Direct access to Renfrew Skytrain Station

AVAILABLE AREA

Showroom/Warehouse: 13,500 SF

ZONING

CD-1 (616)

GROSS LEASE RATE

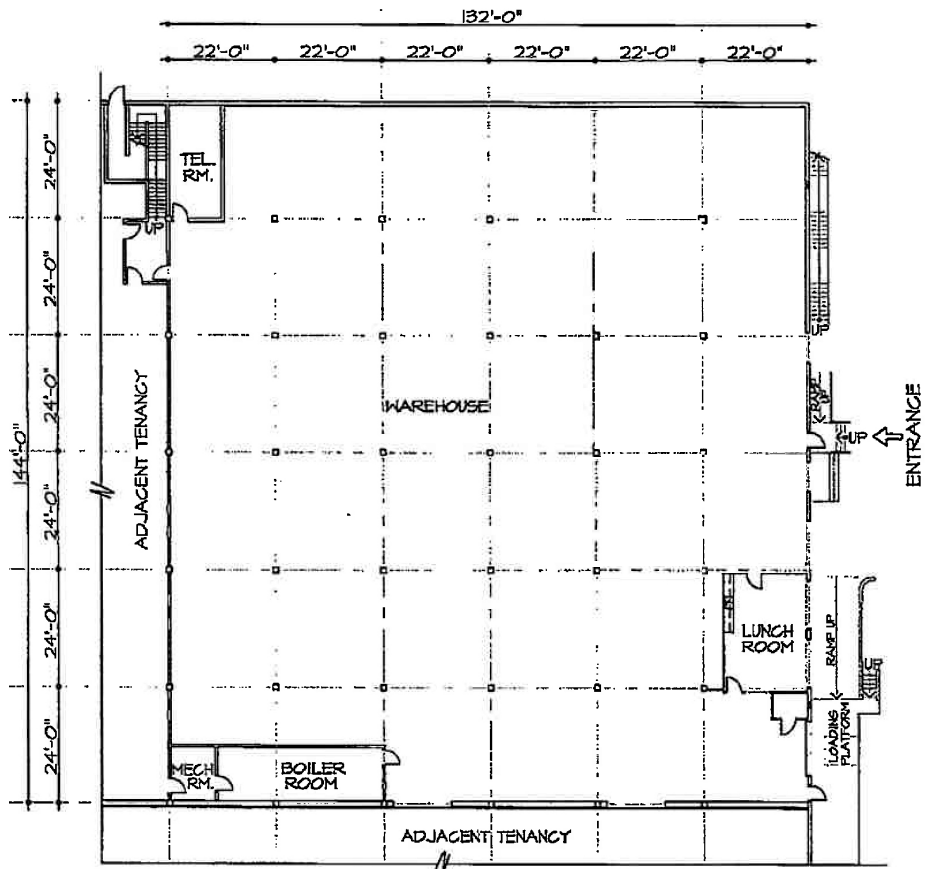
\$26.00 PSF

SUBLEASE EXPIRY

August 30, 2027

OCCUPANCY

Immediate



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