

AREA A |
5,700 SF**AREA C**
3,000 SF**Brando Riley**

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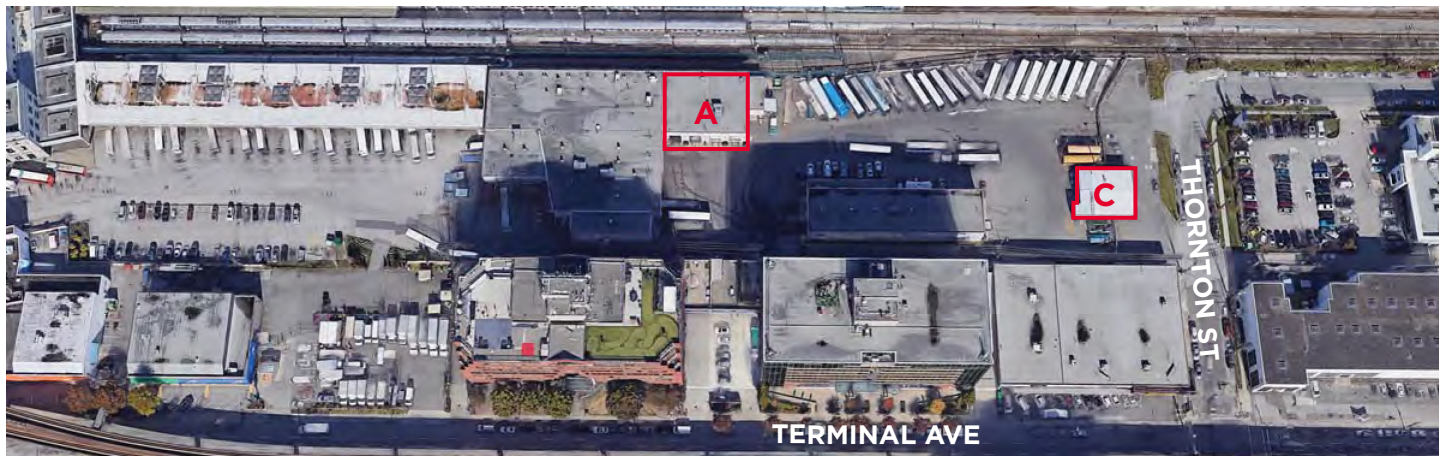
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OPPORTUNITY

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

SUBLEASE TERM

Until July 30, 2028

ZONING

I-3 (Light Industrial)

SUBLEASE RATE

\$20.00 PSF, NNN

ADDITIONAL RENT

Property Taxes	\$3.55 PSF, per annum
C.A.M.	\$4.65 PSF, per annum
Utilities*	\$4.47 PSF, per annum

Total Additional Rent \$12.67 PSF, per annum

* Utilities include electrical, hydro and gas



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