

FOR LEASE

220 WEST 6TH AVENUE

Vancouver, BC



RARE FULL BUILDING OPPORTUNITY
Light Industrial Production Warehouse and Ancillary Office
7,581 SF Available



PROPERTY FEATURES

AVAILABLE AREA 7,581 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: 1,349 SF

Second Floor
Production Mezzanine: 577 SF

Second Floor Total: **1,926 SF**

TOTAL BUILDING SIZE: 7,581 SF

NET RENT

Please contact listing agents

ADDITIONAL RENT (2025 EST.)

\$13.76 PSF

LOADING

Two (2) 10'x12' grade loading doors

AVAILABILITY

60 days notice

POWER

400A, 3-phase, 120/208V

PARKING

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 full building opportunity
- High exposure building signage/branding opportunities
- Ground floor production warehouse with 2nd floor production mezzanine
- Storage racking in place
- Direct street front access to showroom
- Grade loading access to laneway at rear
- First floor showroom / office built out with kitchen, in-suite washrooms and meeting rooms
- Second floor office built out with mix of offices, server room, washrooms and open workspace

220 WEST 6TH AVENUE

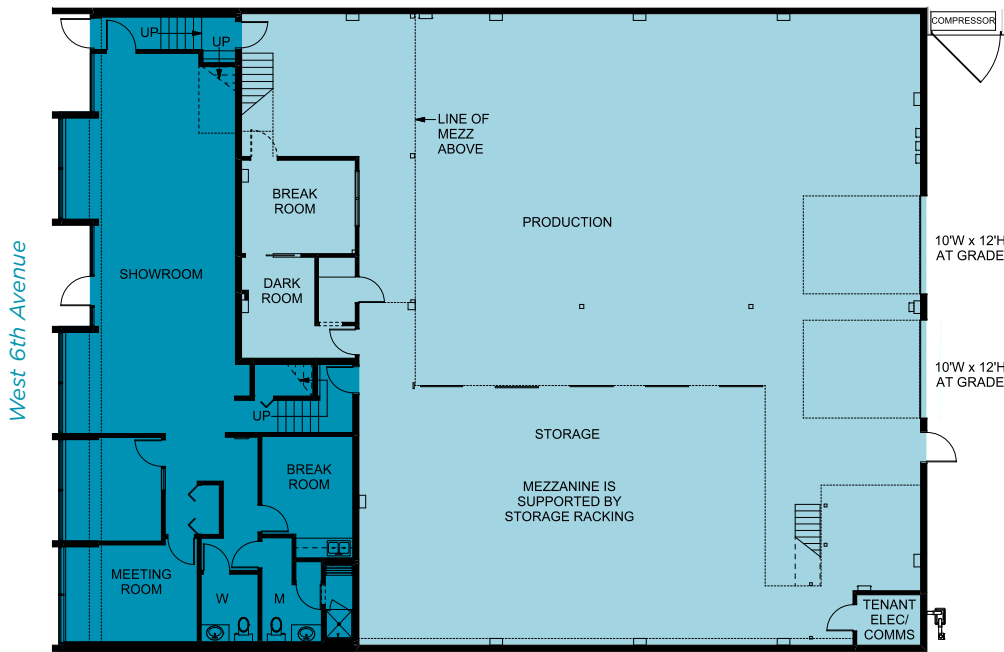
FULL BUILDING OPPORTUNITY



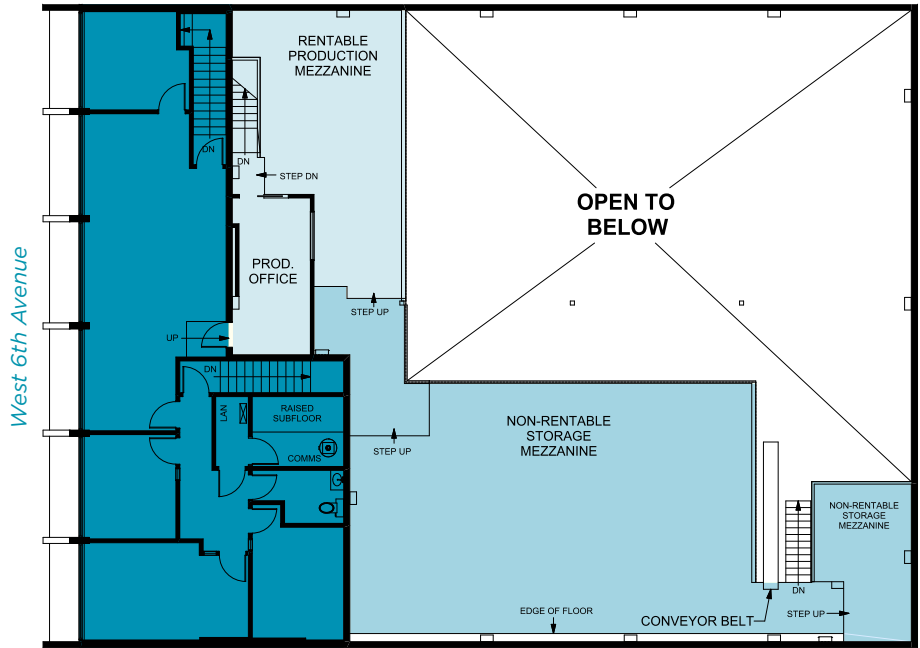
FLOORPLANS

220 WEST 6TH AVENUE

MAIN LEVEL (5,768 SF)

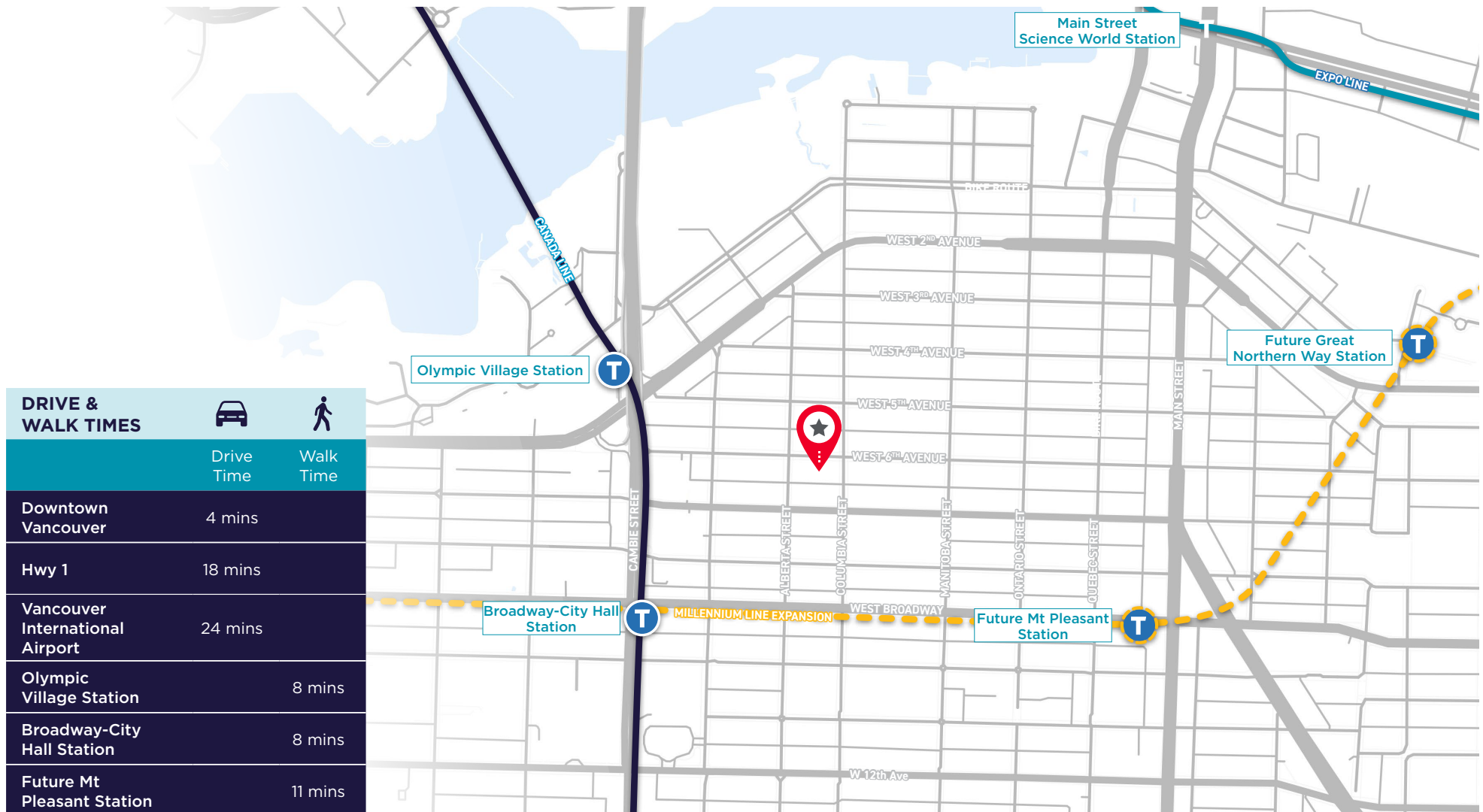


SECOND LEVEL (1,926 SF)



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.





CONTACT

MATTHEW MACLEAN, PREC*

Executive Vice President
Commercial Sales & Leasing
+1 604 640 5855
matthew.macleam@cushwake.com

ANDREI JELESCU, PREC*

Associate Vice President
Commercial Sales & Leasing
+1 604 640 5812
andrei.jelescu@cushwake.com

SYDNEY OSLUND

Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com

**Personal Real Estate Corporation*

700 West Georgia Street, Suite 1200
Pacific Centre, PO Box 10023
Vancouver, BC V7Y 1A1
+1 604 683 3111

cushmanwakefield.ca

