

# FOR LEASE

# 1615 POWELL STREET

Vancouver, BC



## HIGH EXPOSURE INDUSTRIAL UNIT

7,700 Square Feet of Industrial/Showroom Space





# PROPERTY FEATURES

## PROPERTY DESCRIPTION

Centrally located property with excellent exposure and strong traffic counts of 35,000 vehicles per day, providing great visibility and easy access. Ideal for businesses seeking a high-profile presence in a well-connected area.

## NET RENT

\$20.50 PSF

## ADDITIONAL RENT (2025 EST.)

\$8.97 PSF

## LOADING

Two (2) 12'x14' grade loading doors

## AVAILABILITY

Immediately

## POWER

2 X 200A, 3-phase, 120/208V  
(to be confirmed)

## PARKING

7 Stalls at rear of building  
+ visitor parking

## MAIN FLOOR

Warehouse/Showroom Space:	5,500 SF
Upstairs Office:	2,200 SF
Total:	7,700 SF

## CLEAR HEIGHTS

- Warehouse: 24'

## HIGHLIGHTS

- High exposure building signage/branding opportunities
- Wide loading courts
- Fenced secured loading area
- Rear Grade Loading
- Kitchenette, server room, washrooms and open workspace
- Air conditioned showroom and office space
- 3-phase electrical

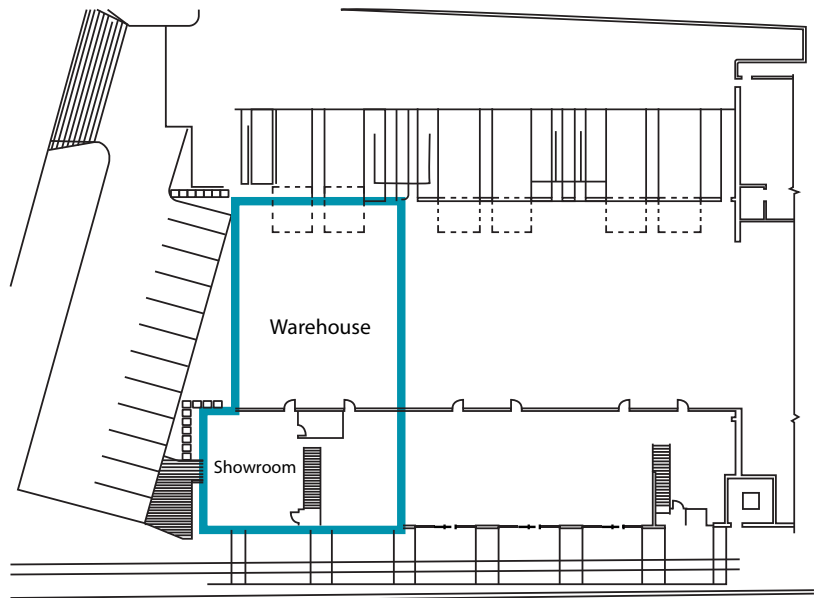
## ZONING

M-2 allows for a wide variety of uses including software, manufacturing, wholesale, sales/service and light manufacturing

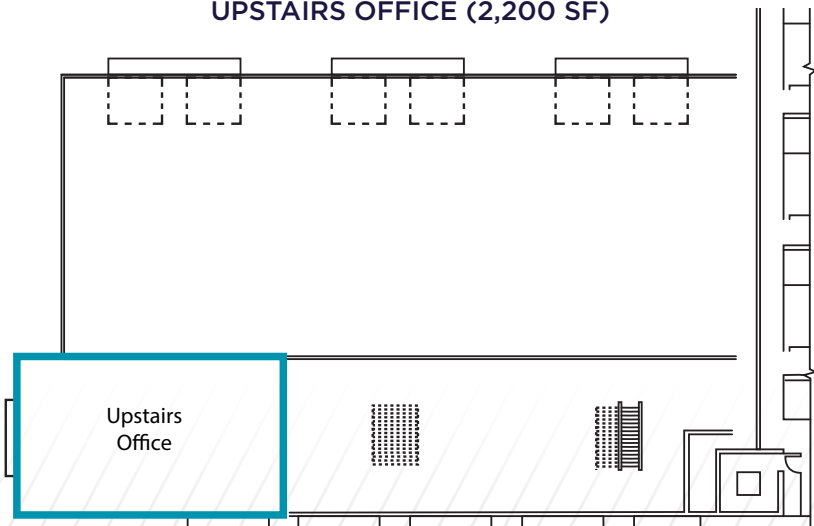
# FLOORPLANS

1615 POWELL STREET

GROUND FLOOR (5,500 SF)



UPSTAIRS OFFICE (2,200 SF)







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