

**11,082 SQUARE FEET FOR LEASE**

# **1445 POWELL STREET**

VANCOUVER, BC



***HIGH TRAFFIC STREET, EXCELLENT EXPOSURE,  
LARGE FRONTAGE***



## FEATURES

- Clear span warehouse
- 9 parking stalls
- 3-phase electrical service
- Fully sprinkler system
- Main floor includes 2 private offices, kitchenette, washrooms, open area
- Second floor office includes 4 offices/meeting rooms, open plan space and generous lunchroom

**11,082 SQUARE FEET IN TOTAL WITH DOCK AND GRADE LEVEL LOADING DOORS**



### SIZE

Main Floor: 9,204 SF  
Mezzanine: 1,878 SF



### ASKING RATE

\$18.00 PSF, NNN



### ADDITIONAL RENT

\$8.84 PSF, + 6%  
management fee



### AVAILABLE

Immediately



### ZONING

M-2 Uses include but are not limited to manufacturing, services, storage, wholesaling and warehousing. Please click this [link](#) to review the zoning bylaw from the City of Vancouver in full.



### CEILING HEIGHT

17'10" clear ceiling



### LOADING

1 grade door and  
1 dock level loading door



**VIEW VIRTUAL TOUR**

# PROPERTY OVERVIEW



**32,000**  
**VEHICLES PER DAY**  
*Within 1 Mile Radius*

## PRIME LOCATION IN EAST VANCOUVER'S PORT DISTRICT

Located at the corner of Powell Street and McLean Drive, the subject property offers a strategic position in one of East Vancouver's most coveted industrial zones. Just one block east of Clark Drive, this location provides seamless access to Downtown Vancouver, the Port of Vancouver, and major transportation arteries including Highway 1 and the Trans-Canada Highway. Its prominent corner location ensures excellent visibility along the bustling Powell Street corridor, making it ideal for businesses seeking exposure and logistical efficiency in a high-demand area. Beyond its strategic advantages, the property is nestled in a vibrant neighborhood known for its eclectic mix of restaurants, cafés, and craft breweries—offering a dynamic environment for employees and visitors alike.



# FLOOR PLANS



**Second  
Floor Office**  
1,878 SF

*Not to scale*



**Main Floor Office  
and Warehouse**  
9,204 SF  
±7,800 SF Clear Span  
Warehouse

*Not to scale*

## FOR MORE INFORMATION, PLEASE CONTACT:

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SECOND FLOOR OFFICE



MAIN FLOOR WAREHOUSE



MAIN FLOOR WAREHOUSE



KITCHENETTE

