

FOR LEASE
1631 POWELL STREET
Vancouver, BC



HIGH EXPOSURE INDUSTRIAL UNITS
3,775 SF 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

HIGHLIGHTS

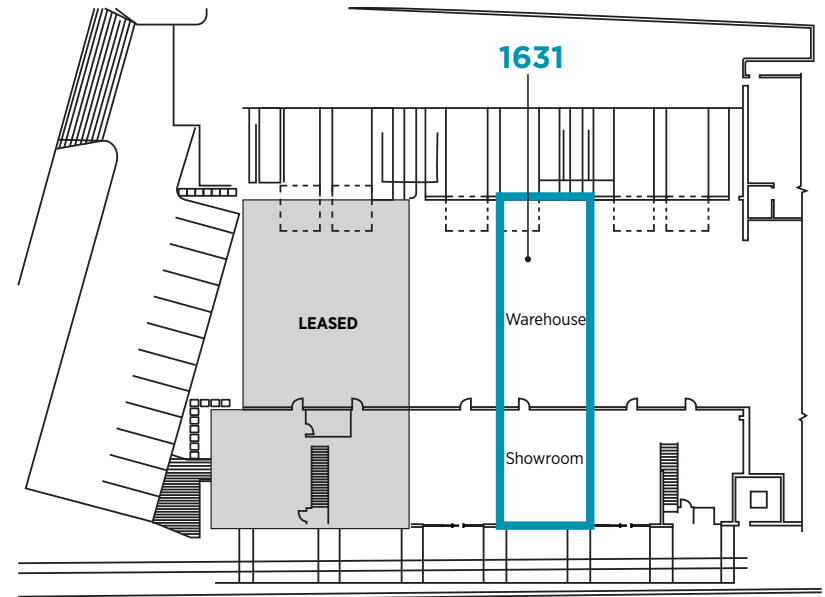
- High exposure building signage/branding opportunities
- Wide loading courts
- Fenced secured loading area
- Rear Grade Loading
- Air conditioned showroom and office space
- 3-phase electrical

ZONING

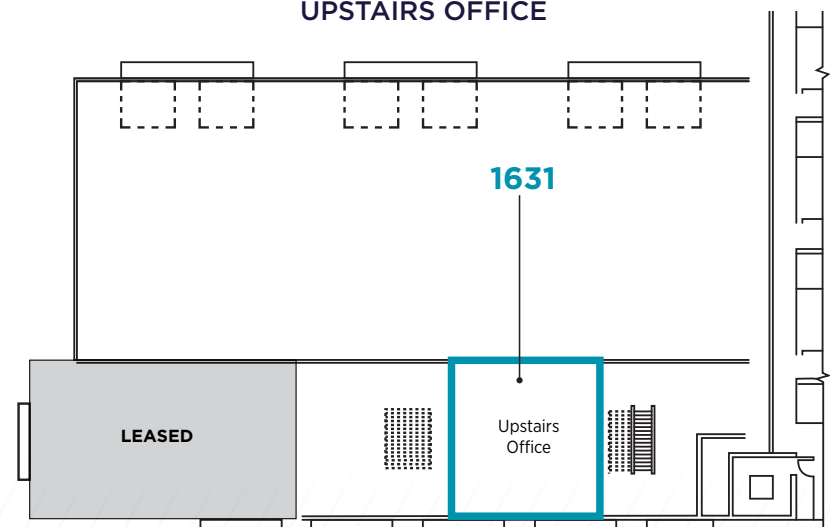
M-2 allows for a wide variety of uses including software, manufacturing, wholesale, sales/service and light manufacturing

FLOORPLANS

MAIN FLOOR



UPSTAIRS OFFICE



1631 POWELL STREET

MAIN FLOOR

Warehouse/Showroom Space: 2,675 SF

Upstairs Office: 1,100 SF

Total: 3,775 SF

LOADING

One (1) 12'x14' grade loading doors

AVAILABILITY

Immediately

POWER

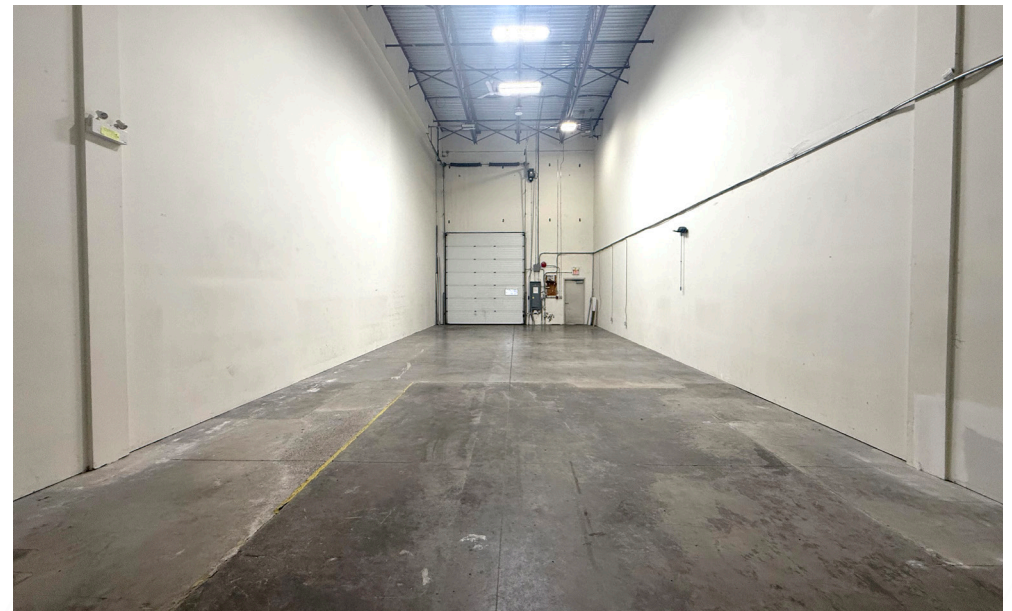
200A, 3-phase, 120/208V
(to be confirmed)

PARKING

4 Stalls at rear of building plus
visitor parking

CLEAR HEIGHT

24' foot clear





CONTACT

GRAHAM WILLIAMS

Senior Associate
+1 604 837-1819
graham.williams@cushwake.com

GREG MILES

Associate Vice President
+1 604 657-0969
greg.miles@cushwake.com

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

cushmanwakefield.ca



©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.