

HQ

Commercial

FOR LEASE

OFFICE/WAREHOUSE

102-1127 W 14TH STREET,
NORTH VANCOUVER



OPPORTUNITY

To lease a small format production office/warehouse in the Pemberton Avenue Region. Light industrial office/warehouse offers good parking and a great ratio of office to warehouse.

LOCATION

The property is located on W.14th Street just off of Pemberton Avenue near marine drive. This strategic location offers convenient and excellent access to the North Shore.



SUMMARY

SIZE	OFFICE: 250 SF WAREHOUSE: 750 SF TOTAL: 1,000 SF
ZONING	EZLI (EMPLOYMENT ZONE LIGHT INDUSTRIAL)
OPERATING COSTS	\$493.33 PER MONTH
BASIC RENT	\$1,583.33 PER MONTH
GROSS RENT	\$2,076.67 PER MONTH

BUILDING HIGHLIGHTS

Centrally located off Pemberton Avenue near Marine Drive

Rear grey level man-door loading

Corporate signage opportunity

Good transit & amenities nearby

25% / 75% office to warehouse

Premises secured by fenced yard and exterior security cameras

Minutes from Downtown Vancouver via the Lion's Gate Bridge & Burnaby via Upper Levels Highway

Private washroom



Commercial

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