

HQ

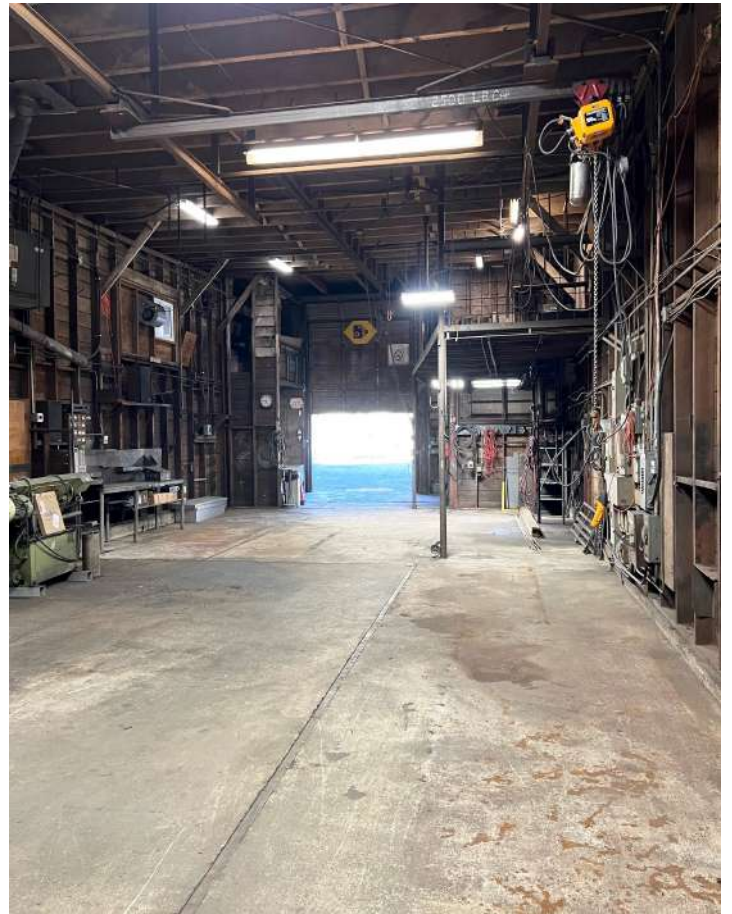
Commercial

FOR LEASE

WAREHOUSE SPACE

**1529 VENABLES STREET,
VANCOUVER****LOCATION**

Two level freestanding building with office and warehouse on the main floor and second floor office/live-work studio. The property is located in the trending Strathcona District on Venables Street at Woodland Drive. The location is proximate to arterial routes into & out of the City via 1st Street or along the waterfront by Powell Street. The location features connectivity to Commercial Drive and excellent exposure to Venables Street and it's daily traffic flow.



SUMMARY

SIZE	4,111 SF
ZONING	I-2
PARKING	2 STALLS AT THE BACK OF BUILDING
PID	015-291-715
ADDITIONAL RENT	\$8.50 PSF
BASIC RENT	\$18.50 PSF

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Finished upstairs loft with deck patio
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—
15 foot ceiling high with mezzanine storage
—

—
Large grade level loading bay
—

—
Heavy 3 phase power distributed through out
—

—
Venables Street exposure & signage to high traffic flow
—

—
Ample street parking & two enclosed parking stalls & loading
—

—
Walking distance to variety of restaurants
—

—
Transit friendly
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