

FOR LEASE

OFFICE/WAREHOUSE

**101 & 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. Warehouse features 18 foot clear ceiling height with built in racking, and a constructed mezzanine level. Additional 1,112 SF of low ceiling production/warehouse (unit 102) for combined 101 to lease entire building.

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

UNIT 101 MAIN FLOOR 2ND FLOOR OFFICE	1,272 SF <u>1,432 SF</u> 2,704 SF APPROX.
UNIT 102 WAREHOUSE OFFICE	900 SF <u>212 SF</u> 1,112 SF APPROX.
ZONING	EZLI (EMPLOYMENT ZONE LIGHT INDUSTRIAL)
PARKING	6 STALLS (PROPORTIONALLY PREPARED)
BASIC RENT	\$25.00 PSF
ADDITIONAL RENT	\$7.45 PSF

BUILDING HIGHLIGHTS

Centrally located off
Pemberton Avenue near
Marine Drive

Rear grade level bay loading

Corporate signage opportunity

Premises secured by fenced yard
and exterior security cameras

Good transit & amenities
nearby (cafes, service
commercial, gyms)

40% / 60% office to warehouse

Minutes from Downtown
Vancouver via the Lion's Gate
Bridge 6 & Burnaby via Upper
Levels Highway

Unit 101: Boardroom, 5
private offices, kitchen, private
washroom & main floor meeting
room

Unit 102: Low ceiling
warehouse and office.



Commercial

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