

HQ

Commercial

**FOR LEASE**

OFFICE/WAREHOUSE

**101 - 1127 W 14TH STREET,  
NORTH VANCOUVER**



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### 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.

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### 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.
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

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



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