

**8763 CAMBIE STREET, VANCOUVER**

**TRANSIT ORIENTED INDUSTRIAL/OFFICE UNIT WITH DOCK LOADING**

**FOR  
LEASE**

**NEW  
RATE  
DROP**



**WILLIAM | WRIGHT**

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## For Lease

8763 Cambie Street offers a total leasable area of 5,117 square feet. With ground floor space comprising 2,724 square feet, a second floor area of 1,268 square feet, and an additional 1,125 square feet extended mezzanine area. Benefiting from I2 zoning, this versatile space is well-suited for a range of industrial/office uses. Conveniently located within walking distance to the Marine Gateway Canada Line Station, transportation accessibility is unparalleled. The property features rear dock loading with two egress points, further enhancing its functionality and efficiency.



**Walking distance  
to Marine Gateway  
Canada Line Station**



**Extended mezzanine**



**Rear dock loading**



**Two egress points**

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## Salient Facts

### SIZE

Ground floor: ± 2,724 SF  
Second Floor: ± 1,268 SF  
Other Area: ± 1,125 SF  
Total Leasable Area: ± 5,117 SF

### PARKING

3 Stalls

### ZONING

I-2

### BASIC RENT

\$18.00/FT

### ADDITIONAL RENT

\$7.00/FT







## Location

Located in the industrial hub of South Vancouver, the property is just a short drive from the Knight Street Bridge and Marine Drive corridor, offering direct routes to both downtown Vancouver and Richmond. Its close proximity to the Canada Line's Marine Drive Station significantly enhances public transport accessibility. The area is bustling with a variety of businesses, which creates ample networking opportunities. Situated adjacent to the Fraser River, the property also offers a scenic backdrop and leisure spots, perfect for taking breaks and engaging in after-work activities.

## For More Information Contact

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