



For Lease

408 Terminal Avenue, Vancouver, BC
Mixed Office/Retail Space

Chris Newton*
Vice President
604 998 6003
chris.newton@jll.com

Marga Chan
Associate
604 998 6130
marga.chan@jll.com

Mark Trepp*
Executive Vice President
604 998 6035
mark.trepp@jll.com

Property Highlights



Prime Visibility off a major road, with exposure to over 42,000 vehicles per day.



Full build out with furniture included, suitable for a variety of uses.



Proximity to transit lines, providing direct access across the GVA.



Surrounding closely amenities such as the upcoming St. Paul's Hospital and Sky Train stations.



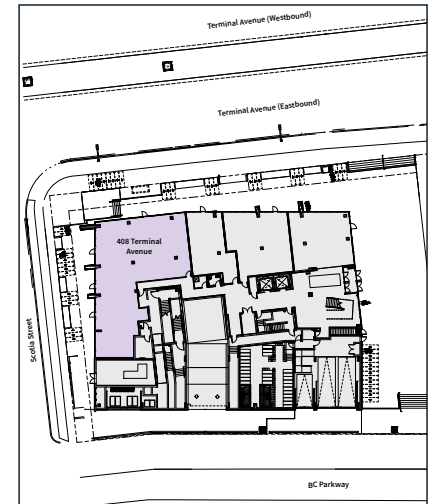
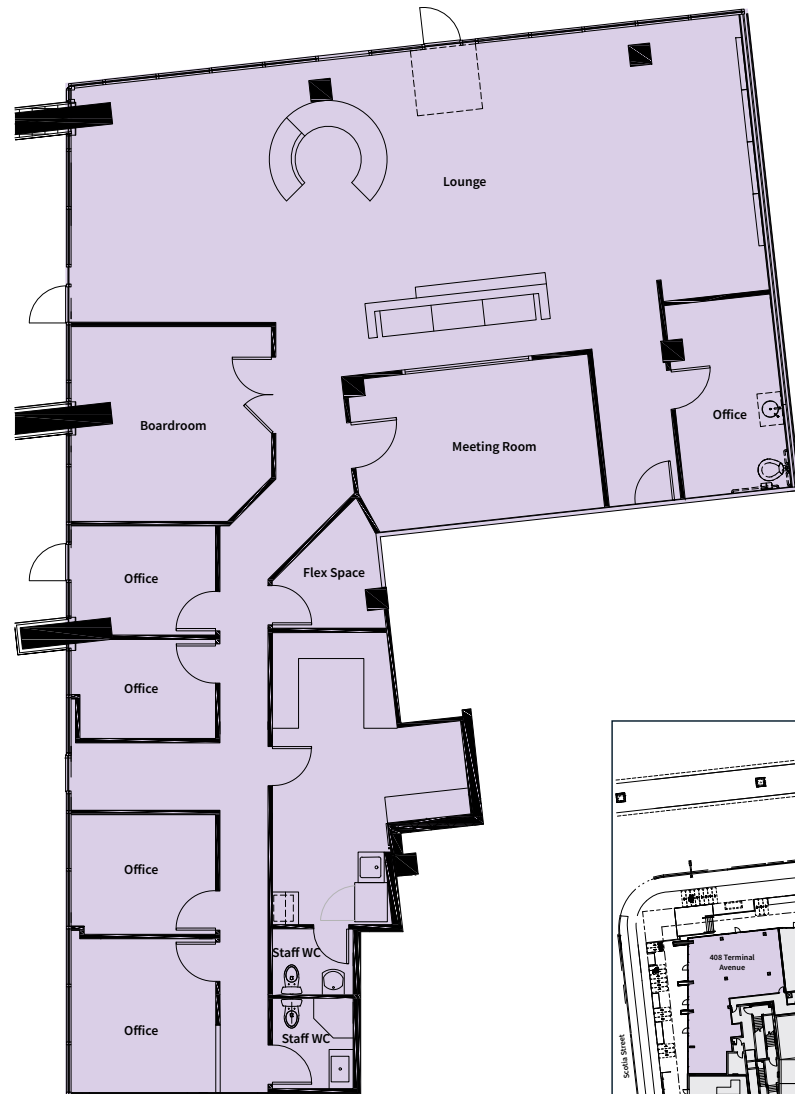
The Location

Strategically positioned along a major commercial and industrial arterial, 408 Terminal Avenue offers exceptional visibility and connectivity between downtown Vancouver and Vancouver East. This high-traffic corridor provides unparalleled access to both established and emerging markets, while excellent public transportation—including the nearby Expo Line and the new Millennium Line SkyTrain Station opening just 200 meters away in 2027—positions this property at the heart of Vancouver's expanding rapid transit network.

Salient Details

Size:	2,949 sf
Parking:	Available upon request
Zoning:	CD-1 (518)
Timing:	Flexible
Base Rent:	Contact Listing Agents
Additional Rent:	\$29.00 psf/pa

Site Plan









Downtown
Vancouver

Mount Pleasant
Station



408 Terminal Avenue

Emily Carr
University

Chris Newton*
Vice President
604 998 6003
chris.newton@jll.com

Marga Chan
Associate
604 998 6130
marga.chan@jll.com

Mark Trepp*
Executive Vice President
604 998 6035
mark.trepp@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.