

**AVISON
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**CANADA'S BEST
MANAGED
COMPANIES**



FOR LEASE

1226 | **FRANCES STREET**
VANCOUVER, BC

Partnership. Performance.

OPPORTUNITY

To lease a 3,116 sf newly improved warehouse and office space in East Vancouver's Strathcona Commercial District.

Russ Bougie*, Principal
604.757.5115
russ.bougie@avisonyoung.com

* Russell Bougie Personal Real Estate Corporation

Kevin Kassautzki, Vice President
604.646.8393
kevin.kassautzki@avisonyoung.com

1226 | FRANCES STREET VANCOUVER, BC

Property Details

Unit Size

Mezzanine	885 sf
Ground Floor	2,231 sf
Total	3,116 sf

Zoning

I-2 (Light Industrial) permitting most light industrial and office related uses including: manufacturing, service, transportation and storage, utility and communication and wholesale.

Unit Features

- Fully renovated unit in great condition
- 18' clear ceilings
- T5 lighting in warehouse
- 1 dock loading door w/ leveller
- 3 phase electrical power; 120VAC/208VAC @ 200A; 600VAC @ 100A
- Multiple parking stalls at rear
- Kitchenette
- Shower

Lease Rate

\$18.00 psf, per annum (net)

Additional Rent

\$5.75 psf, per annum (2017 estimate)

Availability

August 1, 2017

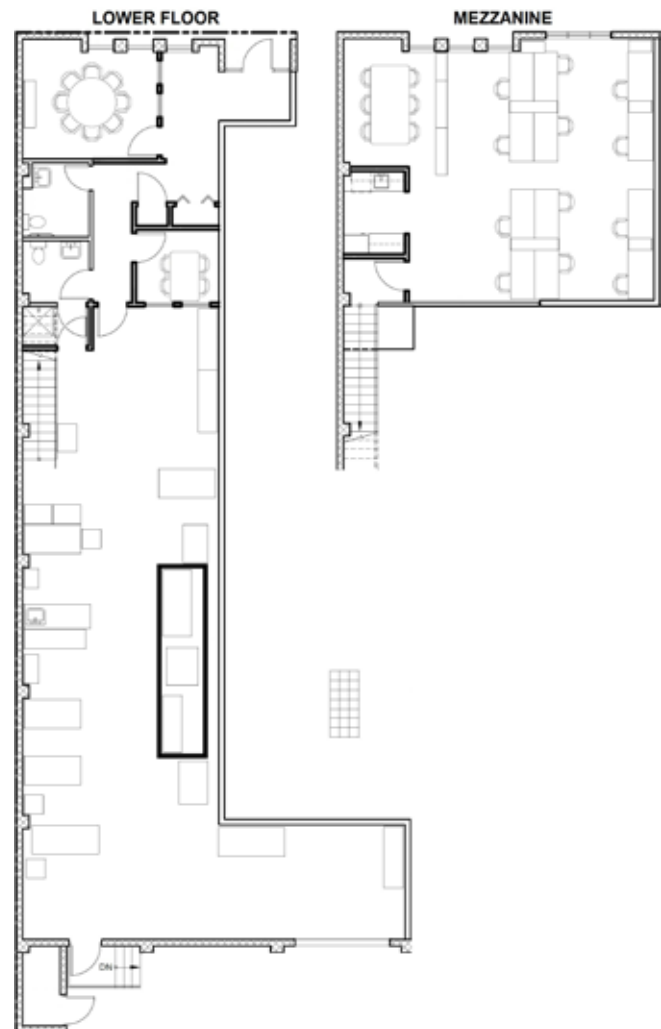


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Location

The property is conveniently located on the south side of Frances Street, between Clark Drive and Vernon Drive, 1-block south of East Hastings Street in East Vancouver's emerging Strathcona Commercial District. The property is in proximity to multiple planned mixed use developments along the East Hastings Street corridor and offers excellent access to Downtown, Railtown, Gastown, the Broadway Corridor and the Trans-Canada Highway. Easily accessible by regular bus service along both Clark Drive and East Hastings Street, and an approximately 20-minute walk from the VCC-Clark SkyTrain Station.

Floor Plan



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