

For Sublease

1141 William Street

Vancouver, BC



Small Bay Warehouse Opportunity in Prime Strathcona Location

CONTACT

DARREN STAREK

Senior Vice President | Industrial Properties
604 662 5175 | darren.starek@cbre.com

ED FERREIRA

PERSONAL REAL ESTATE CORPORATION
Senior Vice President | Industrial Properties
604 662 5122 | ed.ferreira@cbre.com

JORDAN COULTER

Associate Vice President | Industrial Properties
604 662 5574 | jordan.coulter@cbre.com

CBRE

Property Details

Available Area

Office	1,040 SF
Warehouse	4,240 SF
Total	5,280 SF (approx.)

Zoning I-2 (Industrial)

Suitable for a variety of clean light industrial uses including warehouse, wholesale, assembly, light manufacturing and production uses.

Parking

4 secured parking stalls

Sublease Term

July 2029

Taxes & Operating Costs

\$2,926 per month (2025 est.)
+ 5% management fee

Sublease Rate

\$6,845 per month, triple net

Availability

Immediate

Property Features



9'6" to 11' ceiling heights



3-phase, 400 AMP power
(to be confirmed)



Grade loading door into Unit,
accessible by common loading area
featuring 2 covered dock doors
and 1 grade loading ramp



Office area features ample natural
light



ESFR sprinkler system



Prime Strathcona location



4 secured parking stalls



Industrial | For Sublease

PROPERTY PHOTOS

1141 WILLIAM STREET | Vancouver, BC





LOCATION

Conveniently located just west of Clark Drive on the northwest corner of Vernon Drive and William Street, 1141 William Street is a 5-minute drive from the Downtown Core and just minutes from the Port of Vancouver. The Subject Property provides direct access to major traffic arteries including the Trans-Canada Highway and BC Highway 99.

The Strathcona neighbourhood provides numerous amenities nearby, including Strathcona Park and a diverse mix of restaurants, coffee shops and craft breweries such as Strange Fellows Brewing, Uprising Bakery, Trees Organic Coffee, Luppolo Brewing, La Casa Gelato, Pink Pearl Restaurant, and Yolks Restaurant.

NEIGHBOURHOOD ACCESSIBILITY



94

Walk Score



73

Transit Score



88

Bike Score