

**AVISON  
YOUNG**

# For Lease

**IntraUrban Gateway**  
#131 - 8380 Ontario Street  
Vancouver, BC

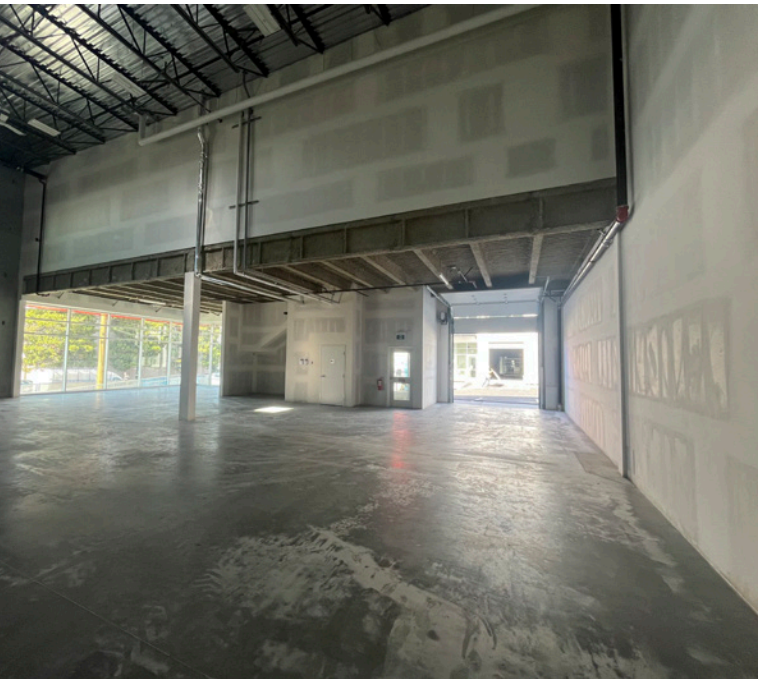


Brand-new 5,823 sf front corner  
warehouse in Vancouver's sold out  
IntraUrban Gateway development

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*\*Garth White Personal Real Estate Corporation*



## Opportunity

Avison Young is pleased to present the opportunity to lease a brand-new, high-exposure corner warehouse unit in PC Urban's sold-out "IntraUrban Gateway" development in South Vancouver. The unit offers second to none exposure with ample glazing and access on Ontario Street.

## Location

IntraUrban Gateway is located just south of the Marine Gateway master development and Canada Line SkyTrain Station, with quick access to Knight Street Bridge, Arthur Laing Bridge, Oak Street Bridge and Marine Drive within a five-minute drive.



## Property details

### AVAILABLE SPACE

Warehouse	4,030 sf
Mezzanine / office	1,793 sf
<b>Total</b>	<b>5,823 sf</b>

### ZONING

I-2 (General Industrial)

### YEAR BUILT

2023

### ASKING RATE

\$23.00 psf, net

### ADDITIONAL RENT

\$8.00 psf (2025 estimate)

### AVAILABILITY

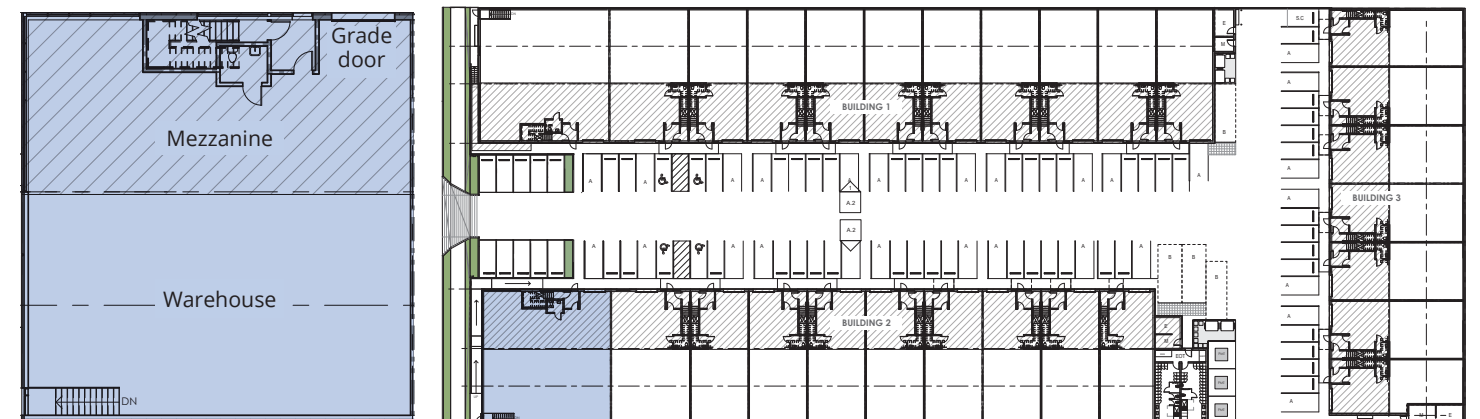
January 1, 2026

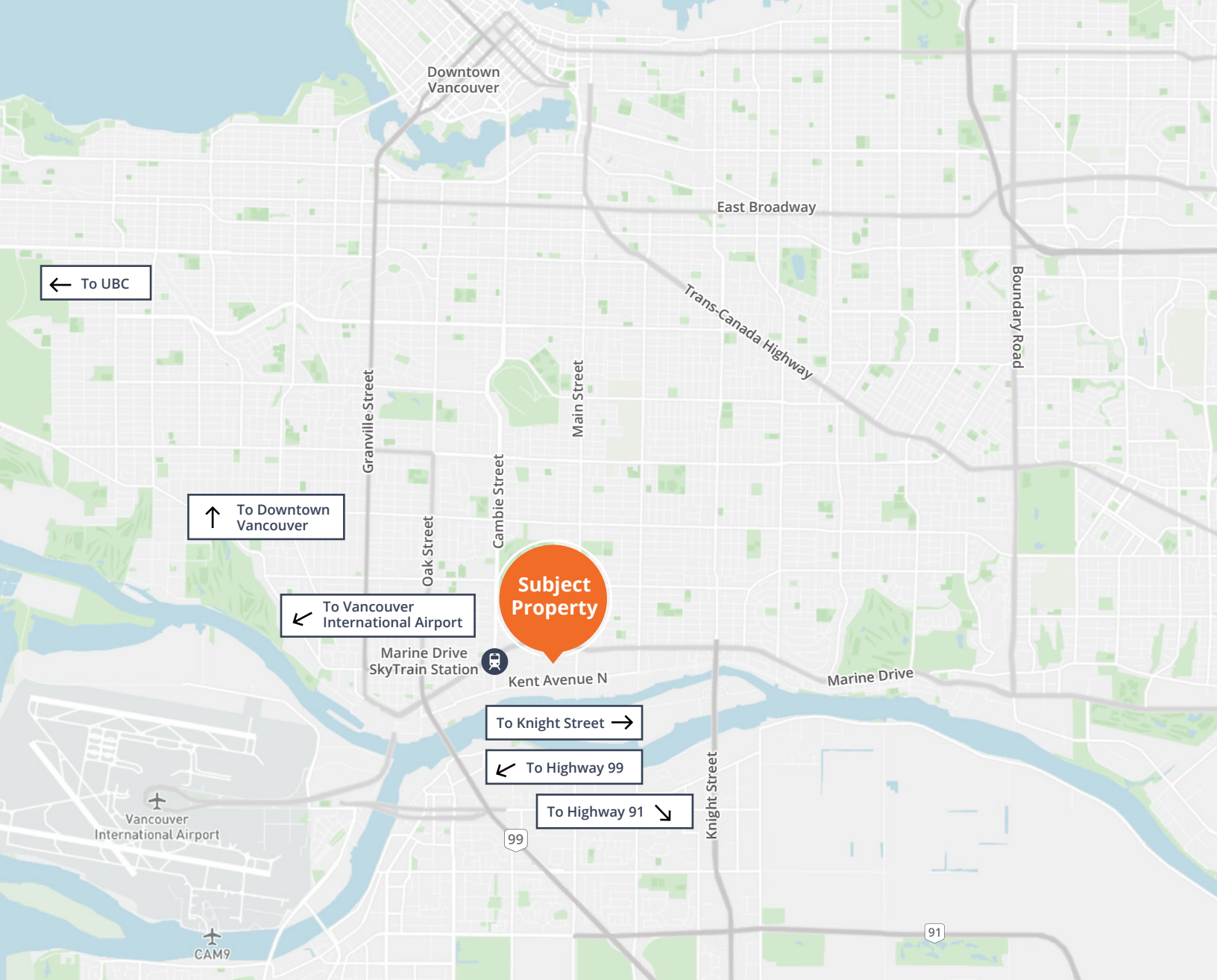
## Unit features

- Front grade loading
- Contemporary store front and generous glazing
- 26' clear ceiling height in warehouse
- 3-phase power (200 amp, 208/120 volt)
- Four (4) designated parking stalls
- High-exposure corner unit
- Heavy floor load capacity (300 lbs/sf)



## Site & unit plan





## Drive Times

**05** minutes to Highway 99

**10** minutes to Highway 91

**20** minutes to Downtown Vancouver

**05** minutes to Knight Street

**10** minutes to Vancouver International Airport

**20** minutes to UBC

## Contact for more information

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