



# FOR LEASE

1233 Venables Street  
Vancouver, BC

Ground floor space of a prominent East Vancouver property up to 8,650 SF of light manufacturing, studio and warehouse space. Conveniently located close to the downtown area.



Leasing and Management by

**Homer Holdings Limited**

## LEASING INQUIRES

**DAVID RUSSELL**

604-306-4466

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**RANDY SPECK**

604-329-6516

rsc@homerholdings.com

\*Will cooperate with agents

## Building Features

### LOADING

Common Loading Docks (Two)

### SIGNAGE

Large Area for Signage on Building Facade

### HIGH CEILING

Heights ranging from 15'-6" to 17'-4"

Skylights

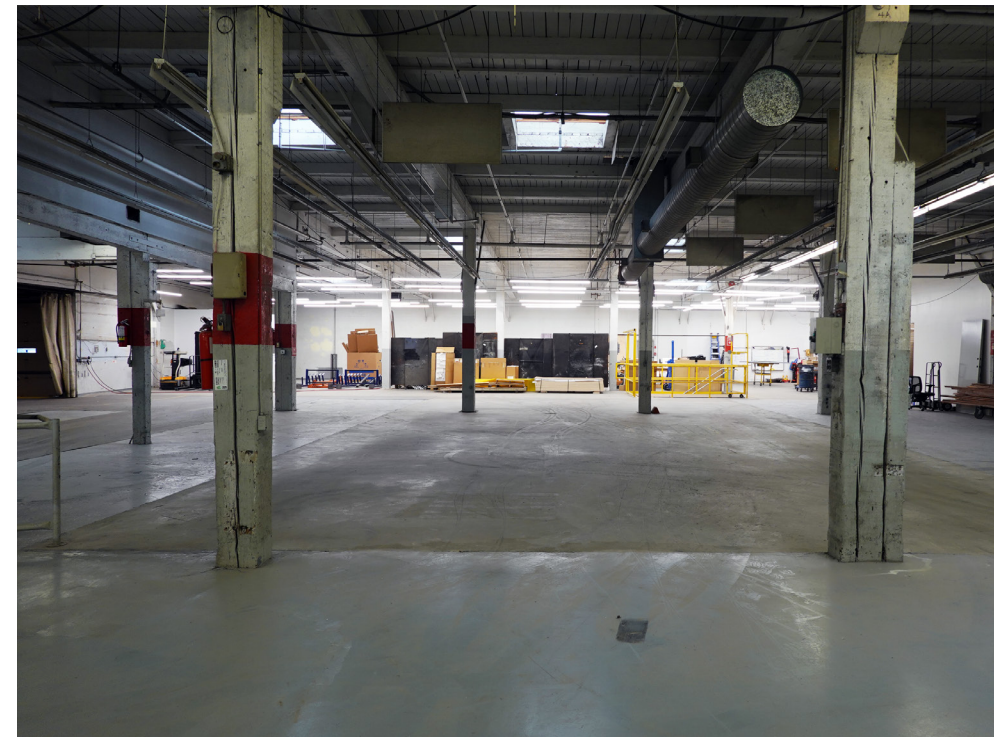
### WASHROOMS

### PARKING

Onsite parking available

### BASEMENT

Accessible for storage purposes





**LEGEND**

- Leasable Areas
- Common Areas
- ↕ Loading Dock

VERNON DR

1255 VENABLES ST



\* Plan shows proposed division of spaces.

SPACES	1	2
AREA (SF)*	3,734	4,007
COMMON AREA (SF)	438	471
TOTAL AREA (SF)	4,172	4,478

\* All SF are approximate measurements

**Triple NET Rate**  
 \$25 / SF range  
 Approximately \$7.95 extra rent