

FOR LEASE

1233 Venables Street Vancouver, BC



Leasing and Management by

Homer Holdings Limited



4,412 SF OF GROUND FLOOR SPACE.

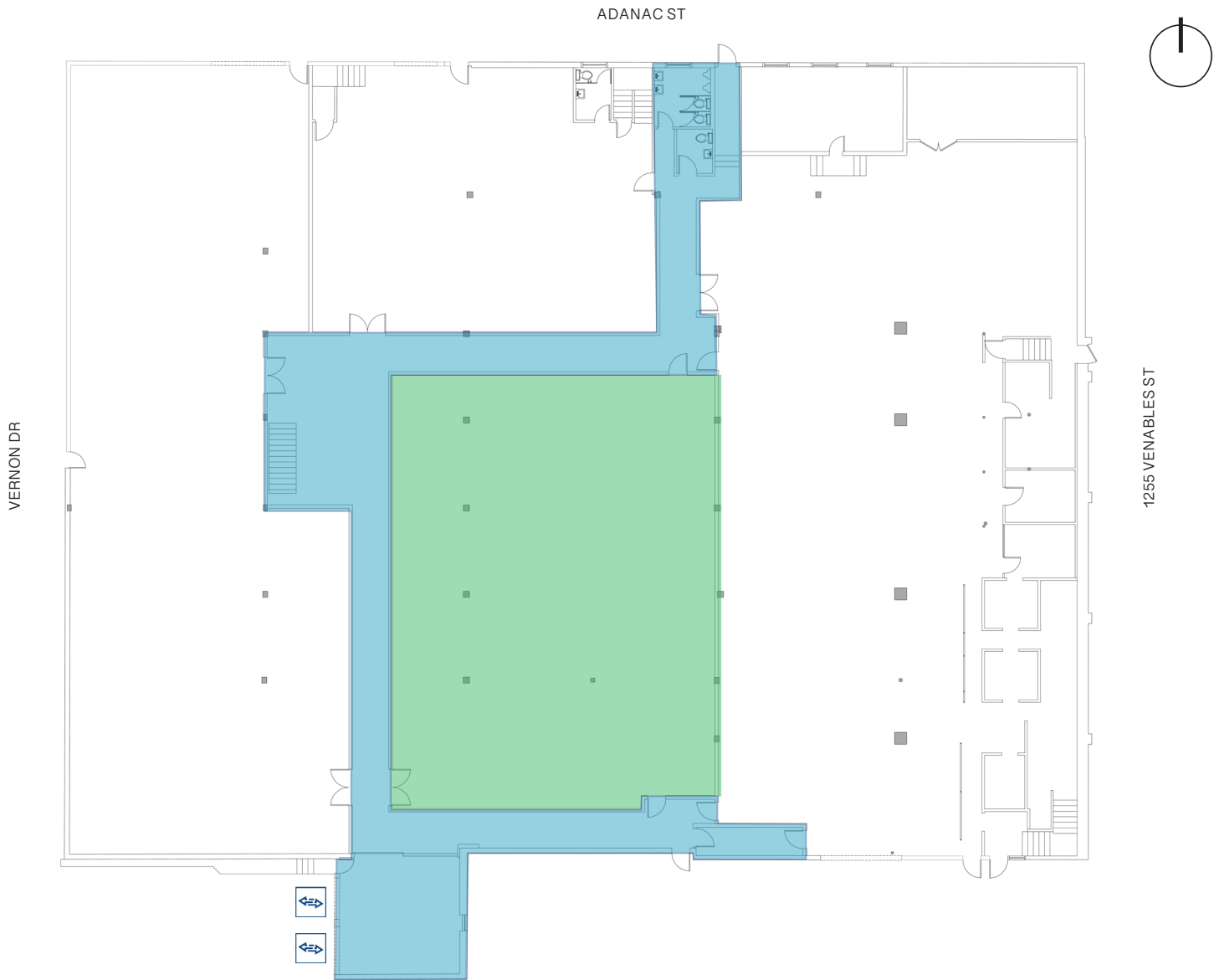
LOCATED NEAR THE CORNER OF CLARK DR AND VENABLES ST.

TRIPLE NET RATE \$25/SF RANGE APPROX. \$7.95 EXTRA RENT.

IMMEDIATE ACCESS TO DOWNTOWN VANCOUVER.

USES INCLUDE LIGHT MANUFACTURING, OFFICE/STUDIO AND WAREHOUSING.

AVAILABLE IMMEDIATELY



LEGEND

- Leasable Area
- Common Areas
- Loading Dock

AREA (SF)*	3,935
COMMON AREA (SF)	477
TOTAL AREA (SF)	4,412

* All SF are approximate measurements

KEY FEATURES

- CEILING HEIGHTS
15'-6" - 17'-4" HIGH
- WASHROOMS
- LOADING DOCKS
TWO COMMON
- BASEMENT
ACCESSIBLE FOR STORAGE
- SIGNAGE
PROMINENT AREAS OF
BUILDING FACADE
- PARKING
ONSITE AVAILABLE

LEASING INQUIRES

- | | |
|-----------------------|-----------------------|
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*Will cooperate with agents