

# FOR LEASE

# 1233 Venables Street Vancouver, BC



Leasing and Management by

Homer Holdings Limited



UP TO 8,650 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 Areas
- Common Areas
- ↔ Loading Dock

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

**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