



FOR LEASE

1233 Venables Street
Vancouver, BC

Ground floor space of a prominent East Vancouver property. 4,412 SF of light manufacturing, office/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

dbr@homerholdings.com

RANDY SPECK

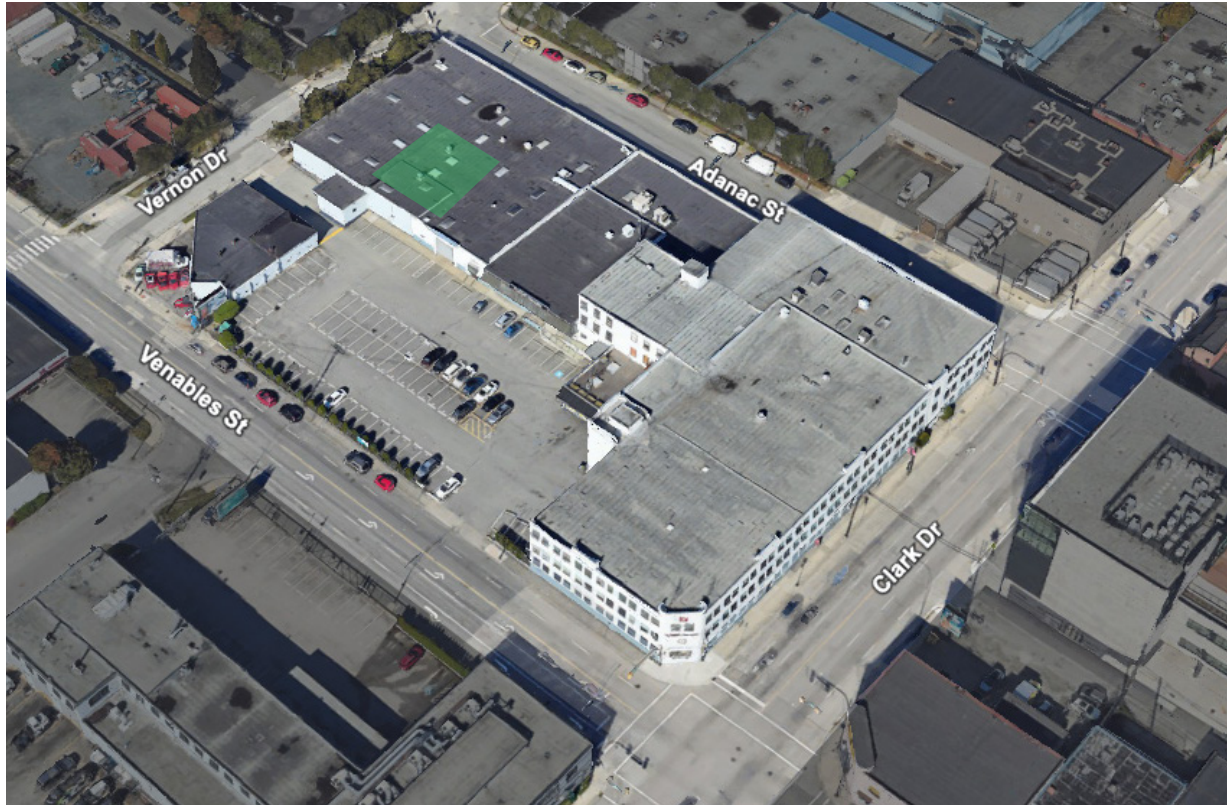
604-329-6516

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 Area

Common Areas

Loading Dock

VERNON DR

1255 VENABLES ST



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

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

* All SF are approximate measurements