



"We Will Work With You."

FOR LEASE

CHOICE LOCATION



445 TERMINAL AVENUE, VANCOUVER

For further information, please contact:

The Value Property Group

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For Lease

445 Terminal Avenue, Vancouver, BC

Opportunity

This 21,400 sq.ft. building accommodates two tenants. It has a new roof, the interior has been upgraded and the exterior has been repaired and repainted.

Location

This property is prominently located on the northwest corner of Terminal and Thornton Avenue. The property offers excellent exposure to the 38,766 cars that pass the building daily. Easy access to the Vancouver core, the new Olympic Village, to Vancouver's east-side industrial areas and to the eastern suburbs.

Unit Description and Features

- 12,665 square feet
- Air conditioned office area
- Dock loading bay
- 16 foot ceiling height
- Three phase power
- Building newly renovated
- Excellent exposure to traffic
- Prominent signage opportunities

Zoning

I-3 allowing for high technology, research and development, light industrial and wholesale uses.

Availability

January 1, 2012

Lease Rate

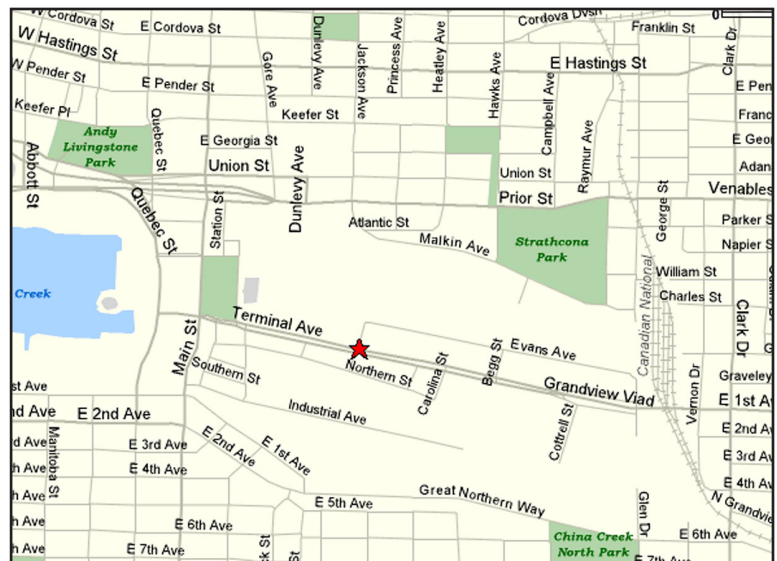
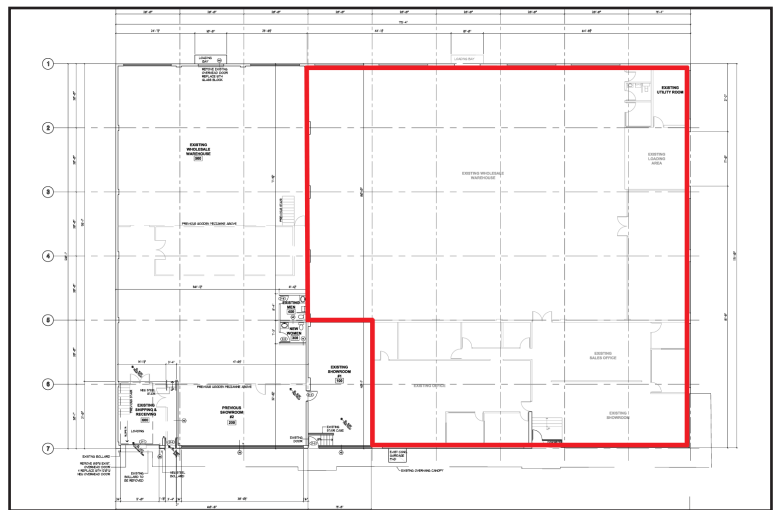
\$18.00 per sq.ft.

Taxes & Operating Costs

(estimate for 2012)

\$3.79 per sq.ft.

Note:
The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.



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