

# FOR SUBLEASE

## 258 RAYMUR AVE, VANCOUVER, BC

*Affordable office & warehouse space*

### THE BUILDING

Consisting of two levels, an open warehouse space on the main floor and an open area office on the second level, this building is ideal for creative, innovative artists, designers, architects, light warehousing, manufacturing and various other uses. There are skylights and windows for natural light, 9x8 loading door, kitchen, two washrooms and a shower.

### BUILDING FEATURES

- **Area:** Approx. 1,358 sq.ft.
- **Availability:** Dec. 1, 2018
- **Expiry:** Oct 31, 2020
- **Rent:** **Low gross rent**, contact listing agent
- **Zoning:** M-2
- **Parking:** Street parking based on availability
- Open workshop area with high ceilings
- Skylights throughout
- Mezzanine/loft area with office, kitchen and washroom with a shower
- Grade loading door
- Electric baseboard and gas heat
- Floor drains
- Sprinklers

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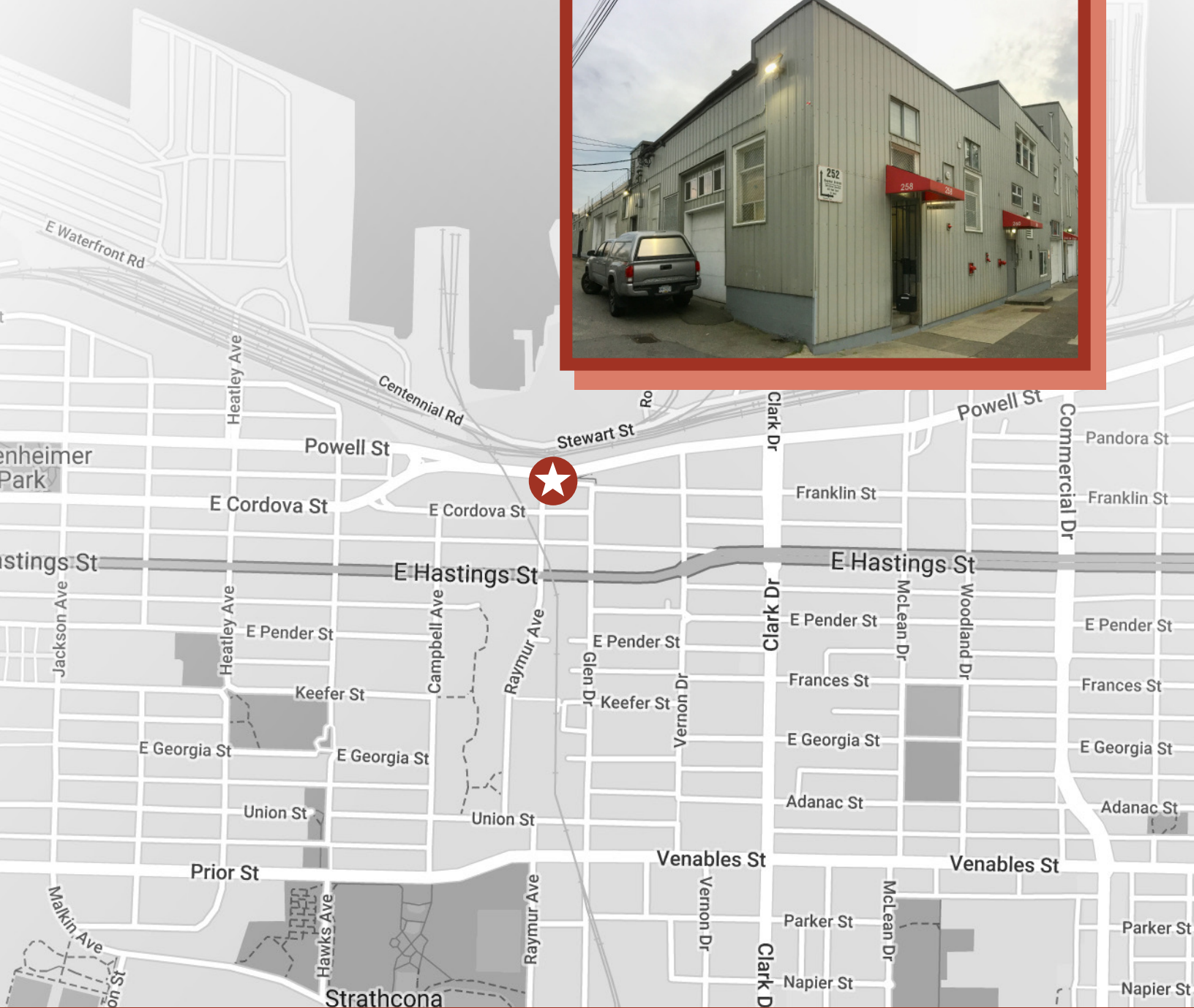


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# THE LOCATION

Primely located in the "Eastside Cultural Crawl", this unique property enjoys quick and easy access to Downtown Vancouver and the Funky Shops and Services of Commercial Drive via Powell Street, all points East via Hastings Street and the Trans Canada Highway and all points South via Clark Drive.



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