

FOR LEASE

901 - 965 GREAT NORTHERN WAY

VANCOUVER, BRITISH COLUMBIA

RARE FLEX OFFICE
/ WAREHOUSE
OPPORTUNITY



- Skytrain Expo Line
- Skytrain Millennium Line
- Future Skytrain Alignment
- Canada Line
- Major Bus Routes
- Major Bike Routes
- Transit & Bus Stations

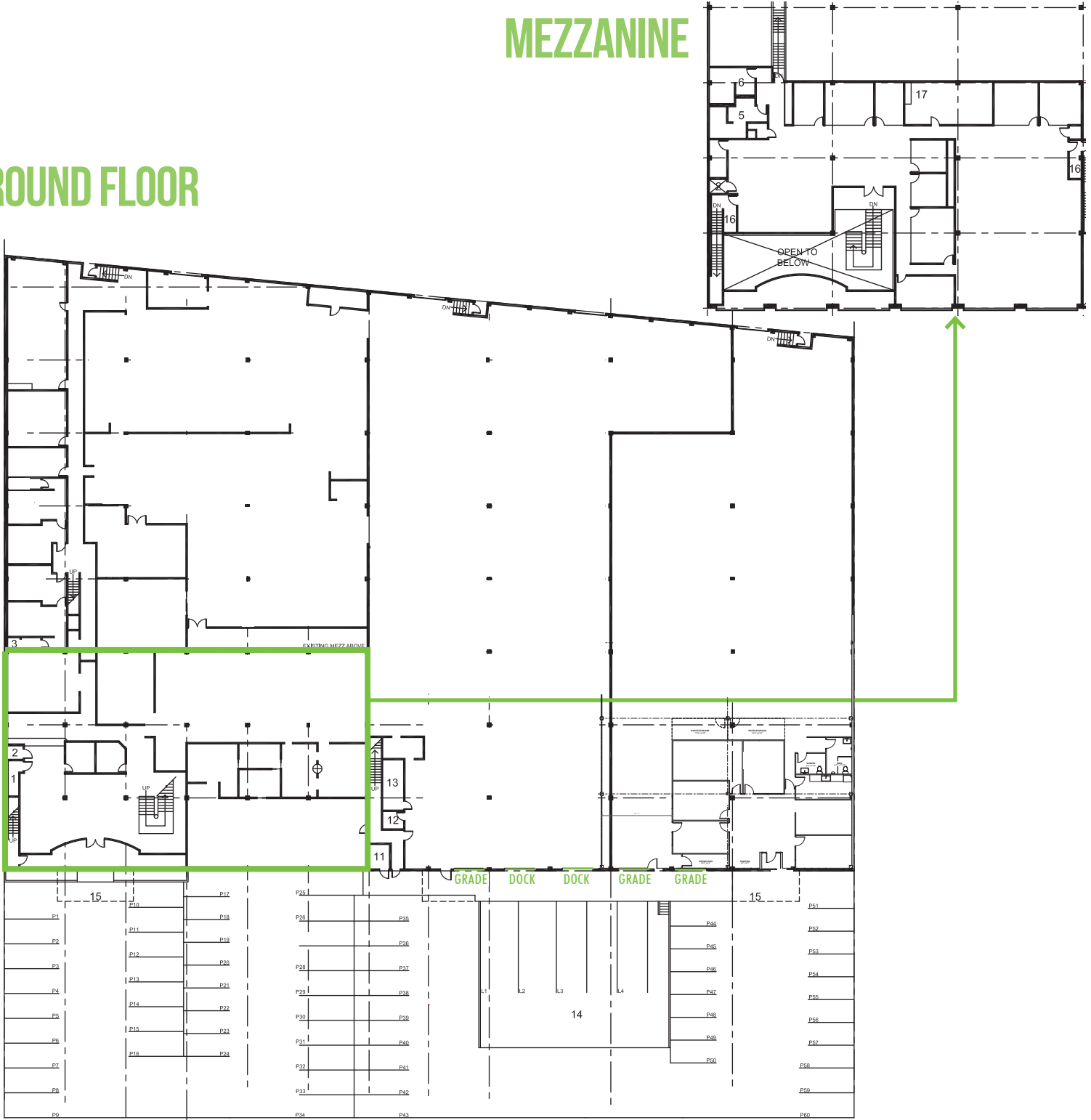
LOCATION

Located in the False Creek Flats, and on the Central Valley Greenway, 901-965 Great Northern Way boasts 1.85 acres, and is a 2 minute walk from VCC Clark SkyTrain Station, the current terminus of the Millennium Skytrain Line. The #84 bus departs from VCC Clark Station, connecting commuters to UBC with a stop at the Olympic Village Canada Line Station. Main Street is 6 blocks away with bus routes giving access to Main Street Skytrain Station and the rest of the Lower Mainland.



MEZZANINE

GROUND FLOOR



** FLOOR PLAN IS NOT EXACT

BUILDING AREA

Main Floor 50,124 sq. ft.

Mezzanine / Office

Production Area 10,000 sq. ft.

TOTAL 60,124 sq. ft.

LOT SIZE 1.8 acres

ZONING I-3

OCCUPANCY September 1, 2018

LEASE RATE \$20.00 PSF, triple net

TAXES+OP COSTS \$6.47 PSF (2018, estimated)

SPACE FEATURES

Ground floor features:

- Large warehouse
- Open plan area
- Reception area
- Private offices
- Meeting room
- Lunchroom
- Washrooms
- First aid room

Mezzanine floor features:

- 7 private offices
- Open plan areas
- Kitchen
- Washrooms
- Boardroom

BUILDING FEATURES

- Concrete block construction
- Ample truck room and loading court
- Office area completely renovated in 2008 includes boardroom, kitchen and 2 washrooms
- Air conditioned office space
- 18' clear ceilings
- Sprinklered
- 2 covered dock doors, 3 covered grade doors
- Plenty of on site parking



901 - 965 GREAT NORTHERN WAY

FOR LEASE



**RARE FLEX OFFICE /
WAREHOUSE OPPORTUNITY
ON 1.8 ACRES ON GREAT
NORTHERN WAY**

DRIVE TIMES



**DOWNTOWN
VANCOUVER**

9 MIN



**VANCOUVER
INT'L
AIRPORT**

29 MIN



**VANCOUVER
GENERAL
HOSPITAL**

8 MIN



**VCC-CLARK
SKYTRAIN
STATION**

1 MIN

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