

For Lease

Fully Improved Freestanding Flex Office/Production Building



1988 Triumph Street, Vancouver, BC
6,502–16,302 Square Foot Units Available

Location:

The subject property is strategically located on the southwest corner of Triumph Street and Semlin Street in Vancouver's desirable Strathcona neighbourhood.

The immediate surrounding area is characterized by a wide spectrum of uses including office, retail, residential as well as light manufacturing.

In the heart of a thriving commercial/residential/industrial district and just five minutes to Vancouver's downtown core, properties with these attributes are highly sought after yet rarely available.

For further information please contact:

Ryan Saunders

Ryan.Saunders@dtzvancouver.com

Direct Tel: 604 630 3384

Cellular: 604 760 8799

Mitch Ellis

Mitch.Ellis@dtzvancouver.com

Direct Tel: 604 630 3383

Cellular: 604 729 7699

DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street
Vancouver, BC V6B 4M9

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Site Description

Rectangular in shape, the subject property offers +/- 99 feet of frontage on Triumph Street by a frontage of 122 feet on Semlin Street for a total site area of approximately 12,078 sq ft.

Zoning:

M-2 (Industrial) permitting a wide range of light industrial uses including but not limited to warehousing, storage, distribution, manufacturing, office and wholesaling.

Building:

An air conditioned two storey mixed use office/warehouse/production building. Loading can be provided from one grade level loading door with ample private parking and heavy power.

Building Area (approx):

Unit 1988	9,800 sq ft
Unit 1978	6,502 sq ft
Total*	16,302 sq ft

*Units 1988 and 1978 can be leased separately or together

Building Features:

- Spacious air conditioned open and private offices
- Fully built out production and high tech spaces
- 1 grade level loading door
- High band width internet capabilities
- HVAC system
- Reception area and boardroom
- Kitchen and lunch room areas
- Ample parking
- Concrete block construction
- Service elevator

Asking Lease Rate:

\$10.50 per sq ft net

Estimated Taxes and Operating Costs (2011):

\$5.50 per sq ft (approx)

Availability:

Immediate