



## 2811-2845 Grandview Highway

- Units from 1,882 to 6,106 sq ft

**Chris McIntyre**

Chris.McIntyre@dtzbarnicke.com

**Direct Tel:** (604) 630 3392

**Cellular:** (604) 889 0699

**DTZ Barnicke Vancouver Limited**

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9



**The Property:**

The .53 acre site offers 350 feet of frontage along the Grandview Highway where the City of Vancouver traffic count recorded 47,000 vehicles per day.

**Location:**

The property is situated steps from the Renfrew SkyTrain Station on the north side of the Grandview Highway between Kaslo Street on the west and Renfrew Street on the east.

**Area Development:**

This area has emerged as a preferred destination for major office and retail users including the Big Box retailers such as Rona, Real Canadian Superstore, Canadian Tire, The Brick and Wal-Mart. Bentall's Broadway Tech Centre on the east side of Renfrew comprises five modern office buildings comprising over 500,000 sq ft and directly to the north of the subject building, Pacific Capital has developed the 4.3 acre site. The anchor Tenant is the Art Institute of Vancouver.

**The Building:**

The building is a fully renovated 20,000 sq ft multi-tenant facility.

**Zoning:**

The property is zoned C-1 which accommodates a variety of office and retail uses.

**Available Areas:**

2845–2825 Grandview Highway	13,900 sq ft	Leased
2811 & 2821 Grandview Highway	*6,106 sq ft	Available

*\* Space can be demised into two units of approximately 1,882 sq ft and 4,224 sq ft each.*

**Building Features:**

- Fully sprinklered
- New HVAC system
- New sign pole
- Retail & office design build opportunities
- Ample parking
- Newly paved parking areas
- New architectural glazing
- Steps from Renfrew SkyTrain station
- New storefront glass and siding

**Basic Rent:**

\$20.00 per sq ft

**Operating Costs:**

\$8.75 per sq ft budgeted for 2010

**Parking:**

50 stalls on site (one stall per 400 sq ft of rentable area)