

For Lease

1201 FRANKLIN STREET
VANCOUVER, BC

Fully Renovated
Wholesale/Showroom
Building in Strathcona



For Further Information, Contact Listing Agents:

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Property Details

BUILDING AREA

Main Floor	10,731 sq. ft.
2 nd Floor Office/Showroom	5,124 sq. ft.
Mezzanine	1,690 sq. ft.
TOTAL	17,545 sq. ft.

ZONING I-2

TAXES & OP. COSTS \$7.90 per sq. ft. (2026 est.)
+ management fees

LEASE RATE \$18.95 per sq. ft., triple net

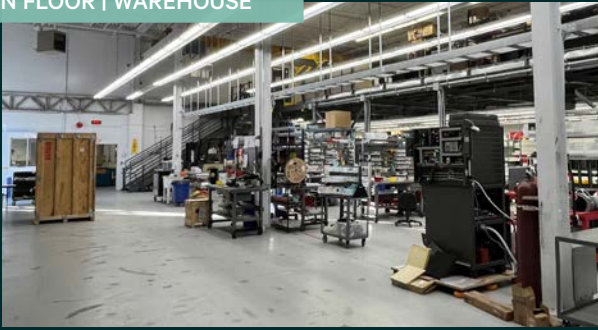
OCCUPANCY Contact Listing Agent

Building Features

- + Building fully renovated and upgraded in 2013, including sprinkler system
- + Class B dock loading bay platform
- + 2 grade loading doors
- + 3 phase power
- + Ceiling heights from 13' to 21' in warehouse
- + 10 parking stalls within fenced, secured yard area
- + Nicely improved air conditioned office and showroom featuring two private offices, boardroom, open plan office area and lunchroom with ample natural light
- + High exposure corner location



MAIN FLOOR | WAREHOUSE



2ND FLOOR | OFFICE



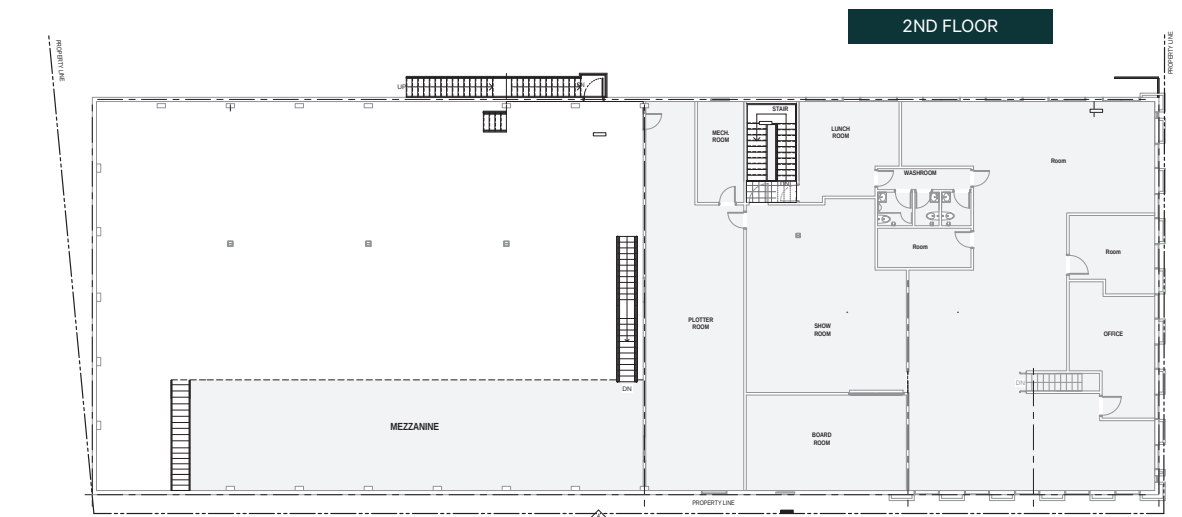
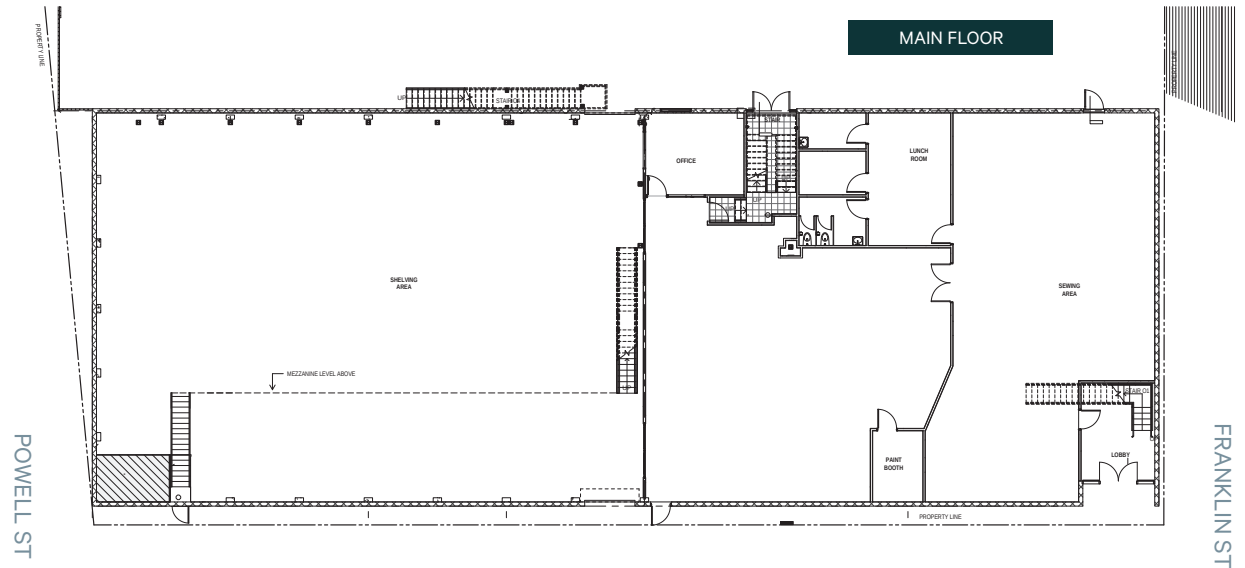
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PARKING & LOADING



*Plans are not to scale and subject to change.

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Location

Located in the vibrant Strathcona neighbourhood of Vancouver, 1201 Franklin Street provides a unique high exposure location that features frontages along both Powell Street and Franklin Street. This convenient location provides direct access to the downtown core and the Port of Vancouver, both just minutes away, and major traffic arteries accessing Metro Vancouver. Specifically, the property is located on the southeast corner of Franklin Street and Vernon Drive with frontage along Powell Street.



WALK SCORE

77



TRANSIT SCORE

55



BIKE SCORE

92

Source: walkscore.com

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