



2230 Yukon Street

Brand new industrial space in Mount Pleasant **for Lease**

The Yukon offers inspired work space steps from transit and amenities. 4,670 square feet of industrial space, ready for occupancy.

Accelerating success.

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4,670 square feet available

2230 Yukon Street is located at the corner of Yukon Street and West 6th Avenue on the western edge of Mount Pleasant. It is just one block from Cambie Street, connecting the area to Downtown Vancouver via the Canada Line. It is a 5-minute walk from Olympic Village and a 6-minute walk from the anticipated extension of the Millenium Line to the Broadway-City Hall Station. Bike lanes are abundant and the property boasts a walk score of 9.



Countless restaurants and coffee shops nearby



Whole Foods, Save On Foods and Markets



Canada Line & Bus Service steps away



"Rider's Paradise"
90



"Walker's Paradise"
94



"Biker's Paradise"
93



For Lease

2230 Yukon Street, Vancouver

Features

- Light industrial space in the heart of Mount Pleasant
- Flexible opportunity
- 16'8" ceiling height
- Shared dock loading with scissor lift
- 6 parking stalls including 3 EV stalls
- Smooth concrete floors
- Sprinklers
- Natural gas
- Full HVAC
- 3 phase, 200 amp 120/208 volt power service

Available Area

4,670 square feet

Lease Rate

Please contact the listing agents

Additional Rent (2021 Estimate)

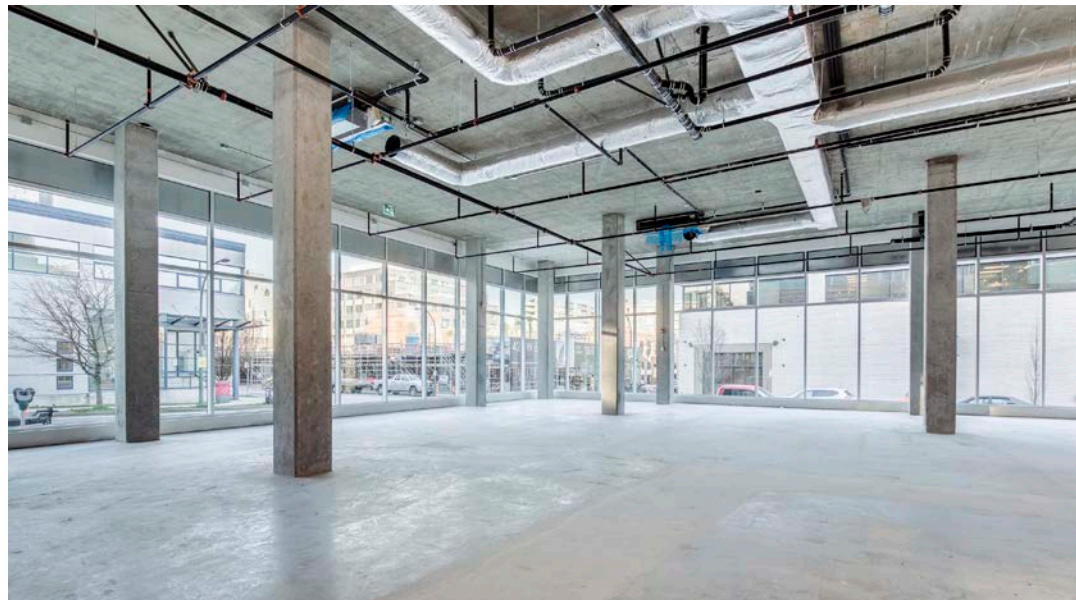
\$12.81 per SF/Annum (excluding utilities and janitorial)

Zoning

I-1, permitting light industrial uses that are compatible with adjoining commercial districts including warehouse, storage, light fabrication, advanced technology, research and development, offices and retail uses.

Availability

Immediate





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