

8508

FOR LEASE



**28,556 SF OF FREESTANDING
OFFICE/WAREHOUSE
STEPS AWAY FROM SKYTRAIN**



THE OFFERING

Opportunity to lease a professionally maintained freestanding flex industrial building located in South Vancouver. Building offers 3 floors of office and warehouse with highly sought after dock loading.



Available Area (SF):

Ground Floor Office & Warehouse:	19,440
Warehouse Mezzanine:	4,741
Second Floor Office:	4,375
Third Floor Office:	4,375
(LEASED)	
Total Leasable:	28,556*

*All measurements are approximate and to be verified by Tenant.



Zoning:
I-2 (Light Industrial)



Lease Rate:
Please contact listing agents



Operating Costs & Taxes:
\$8.09 PSF



Availability:
November 1st, 2022



BUILDING HIGHLIGHTS



**Renovated
Office Space**



**Elevator
Service**



**22' Clear Ceiling
Height**



**Heavy
Power**



**Ample
Natural Light**



**Fully
Sprinklered**



**3 Dock & 1 Grade
Loading Doors
(Covered Loading)**



**37 Parking
Stalls**



HVAC



**Corporate Branding
Opportunity**

LOCATION

The Property is strategically located 200 meters from Marine Gateway skytrain station and surrounded by an abundance of restaurants, amenities, and parks including the Marine Gateway shopping mall. 8508 Ash Street is situated between the Arthur Laing Bridge, Oak Street Bridge & Knight Street Bridge providing easy accessibility to Downtown Vancouver, Richmond, Delta & Burnaby.



DOWNTOWN
VANCOUVER

LANGARA
GOLF
COURSE

WINONA
PARK

MARINE DRIVE
STATION

MARINE GATEWAY
SHOPPING
CENTRE

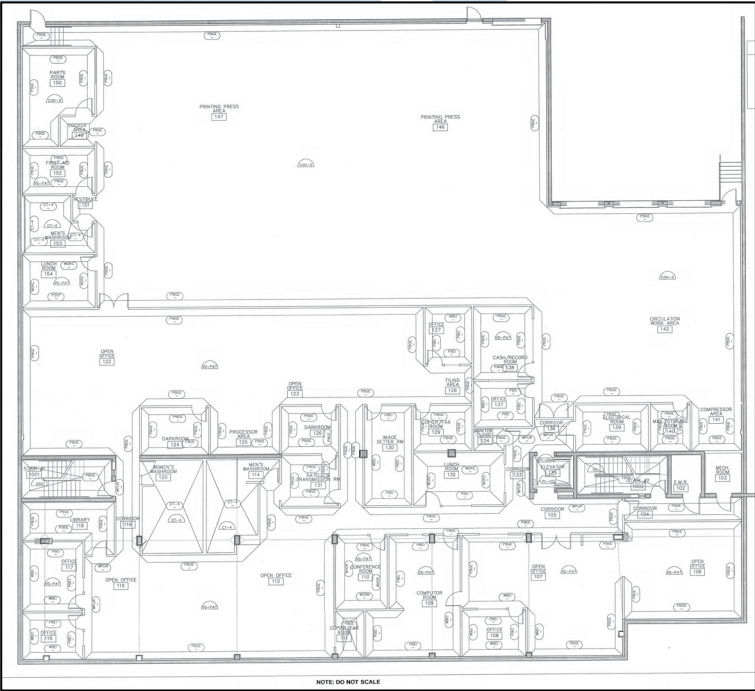
STARBUCKS

8508 Ash
Street

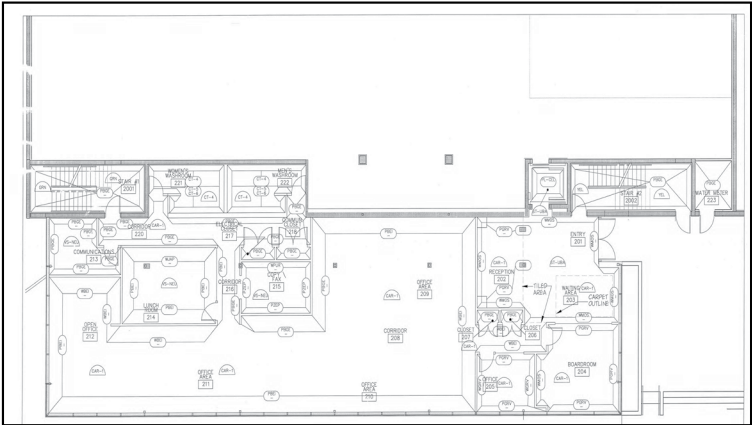
CANADA LINE 17 MINUTES TO DOWNTOWN
9 MINUTES TO YVR

SITE PLANS

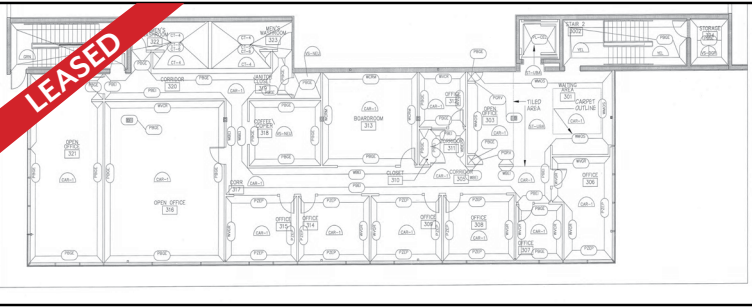
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



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ASH STREET





Food

- 1 McDonald's
- 2 Subway
- 3 Denny's
- 4 Dublins Crossing
- 5 Milltown Bar & Grill
- 6 Moxies
- 7 White Spot

Shopping

- 1 Winners
- 2 Sport Chek
- 3 McArthur Glen Outlets
- 4 Canadian Tire
- 5 Oakridge Mall
- 6 Costco
- 7 IKEA

Entertainment

- 1 Cineplex Cinema
- 2 River Rock Casino
- 3 Fitness World
- 4 Langara Golf Course
- 5 Metro Theatre
- 6 6Pack Indoor Beach
- 7 Badminton Vancouver

Parks

- 1 Ash Park
- 2 Winoma Park
- 3 Oak Park
- 4 Tisdall Park
- 5 Riverview Park
- 6 George Park
- 7 Fraser River Park

Mark Callaghan

Associate Vice President
+1 604 803 5620
mark.callaghan@am.jll.com

Baktash Kasraei, SIOR

Vice President
+1 604 998 6016
baktash.kasraei@am.jll.com



jll.ca
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
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