



**680 RAYMUR AVENUE, VANCOUVER**

# 26,538 SF Modern Warehouse & Office **for Lease**

Located in the heart of vibrant  
Strathcona, East Vancouver.  
Offering last-mile abilities  
surrounded by amenities,  
transit and opportunity.

**Matt Smith**  
Senior Vice President  
Personal Real Estate Corporation  
+1 604 992 2438  
matt.smith@colliers.com

**Kyle Wilson**  
Vice President  
Personal Real Estate Corporation  
+1 604 619 3223  
kyle.wilson@colliers.com

**Jack Bougie**  
Associate  
Industrial Sales & Leasing  
+1 604 329 4110  
jack.bougie@colliers.com

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# Property Features

**Zoning** I-2 Light Industrial allowing for extensive warehouse and production uses.

**Total Building Area** 26,538 SF

**Unit A**

Front Office	715 SF
Warehouse	6,459 SF
<b>Total</b>	<b>7,174 SF</b>

**Unit B**

Second Floor Office	3,264 SF
Main Floor Office	2,933 SF
Warehouse	13,167 SF
<b>Total</b>	<b>19,364 SF</b>

**Ceiling Height** 17' clear to the underside of beams

**Loading** 4 covered dock loading bays, 1 grade door

**Power** Heavy 3-phase power

**Parking** Secured parking lot with 14 stalls

**Additional Rent** \$8.20 per Sf (2025 estimate)

**Available** Please contact the listing agents

**Asking Lease Rate** Please contact the listing agents



Situated on the East side of Raymur Avenue, between E Hastings Street and Venables Street in Strathcona offering **seamless access** to major highways and thoroughfares.



Close to an extremely **skilled labour pool** as the area continues to attract Biotech and R&D companies and students to Emily Carr University and the Centre for Digital Media.



**Nearby companies** include Aurora Biomed, Kenroc Building Materials, BYU Designs, Pacific Restaurant Supply, Strathcona Beer Company, Sunrise Soya Foods, Fresh Direct Produce, Landyachtz, Strange Fellows Brewing, Fujiya Foods, and Grin Technologies.



**A rider's paradise.** Ride to False Creek, Grandview, Strathcona, Chinatown, Yaletown and Mt Pleasant, plus VCC Clark Skytrain Station is only a 10-minute ride away. Showers and locker rooms allow for employees to bike to work.

# Modern and Move-In Ready Office Space

- Beautiful, open, wood-beam ceilings
- Modern kitchen
- Women's & men's bathroom with lockers and showers
- 2 wall mounted A/C units



## Stand-Out Industrial Features

- Bright warehouse space with skylights throughout
- South covered dock door: 18.5' wide x 13.3' tall
- North 2 covered dock doors: 8' wide x 9.11' tall
- 10'x10' grade door
- 4 gas fired heaters



DOWNTOWN VANCOUVER  
(2.5km)

FUTURE ST. PAUL'S HOSPITAL  
(1.6km)

680 RAYMUR AVENUE

PRODUCE ROW  
(900m)

MOUNT PLEASANT  
(3.5km)

Main Street


Prior Street

Clark Drive

1st Avenue



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26,538 SF For Lease in East Vancouver

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