



# FOR LEASE

9030 OAK STREET, VANCOUVER BC

WAREHOUSE SPACE AND A MODERN BUILT-OUT OFFICE

FOR MORE INFORMATION PLEASE CONTACT

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# PROPERTY OVERVIEW

## SUMMARY

For Lease – 9030 Oak Street, Vancouver. This versatile industrial unit offers a rare combination of functional warehouse space and a modern built-out office, making it well-suited for a wide range of businesses. Located along the Oak Street corridor, the property provides excellent connectivity to SW Marine Drive, Highway 99, and key transportation routes in and out of Vancouver. The warehouse space is efficient and practical, while the office build-out is bright, professional, and designed to accommodate both administrative and client-facing needs. With its convenient location, strong accessibility, and balanced mix of industrial and office features, this property represents an excellent leasing opportunity in one of Vancouver's most sought-after industrial markets.

## PROPERTY HIGHLIGHTS



**Close to Downtown Vancouver**



**Modern Build out**



**Easy Access to Multiple Highways**



**Beside Vancouver International Airport**

## SALIENT FACTS

**Leasable Size:** ± 4036 SQFT

**ZONING:** M-2

**PARKING:** 2

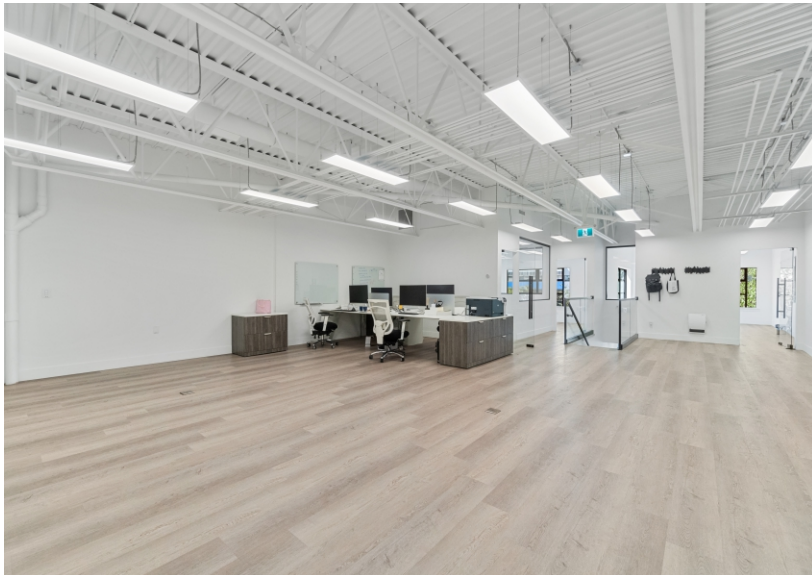
**Basic Rent:** Contact listing Agent

**Additional Rent:** \$10.10 (2025)

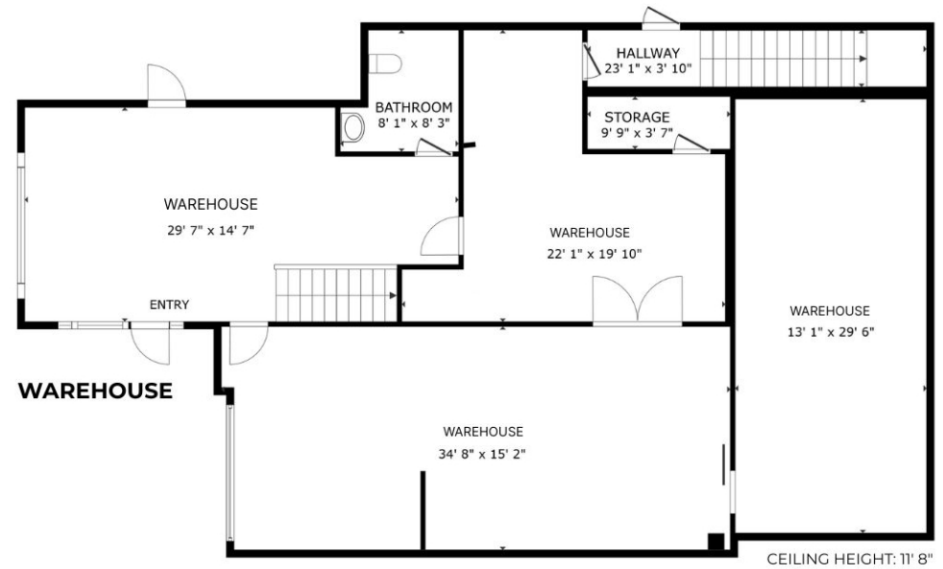
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



# PROPERTY PHOTOS



# FLOOR PLANS



This floor plan has been prepared in accordance with BOMA measurement standards and is intended for marketing purposes only. It is not to be used for architectural, engineering, or construction purposes. All measurements are approximate and subject to independent verification. Up Next Media is E&O insured.



# PROPERTY LOCATION

## PRIME LOCATION

Located on Vancouver's well-connected Oak Street corridor, 9030 Oak Street offers excellent access to major transportation routes. The property is less than 10 minutes from Vancouver International Airport (YVR), approximately 15 minutes to Downtown Vancouver, and minutes from SW Marine Drive, Highway 99, and the Arthur Laing Bridge. This strategic location provides seamless connectivity across Metro Vancouver and into Richmond, making it ideal for businesses requiring both accessibility and convenience.





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