

FOR LEASE

# 1121 William Street

Vancouver, BC



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Owned & Managed By

**Beedie/**

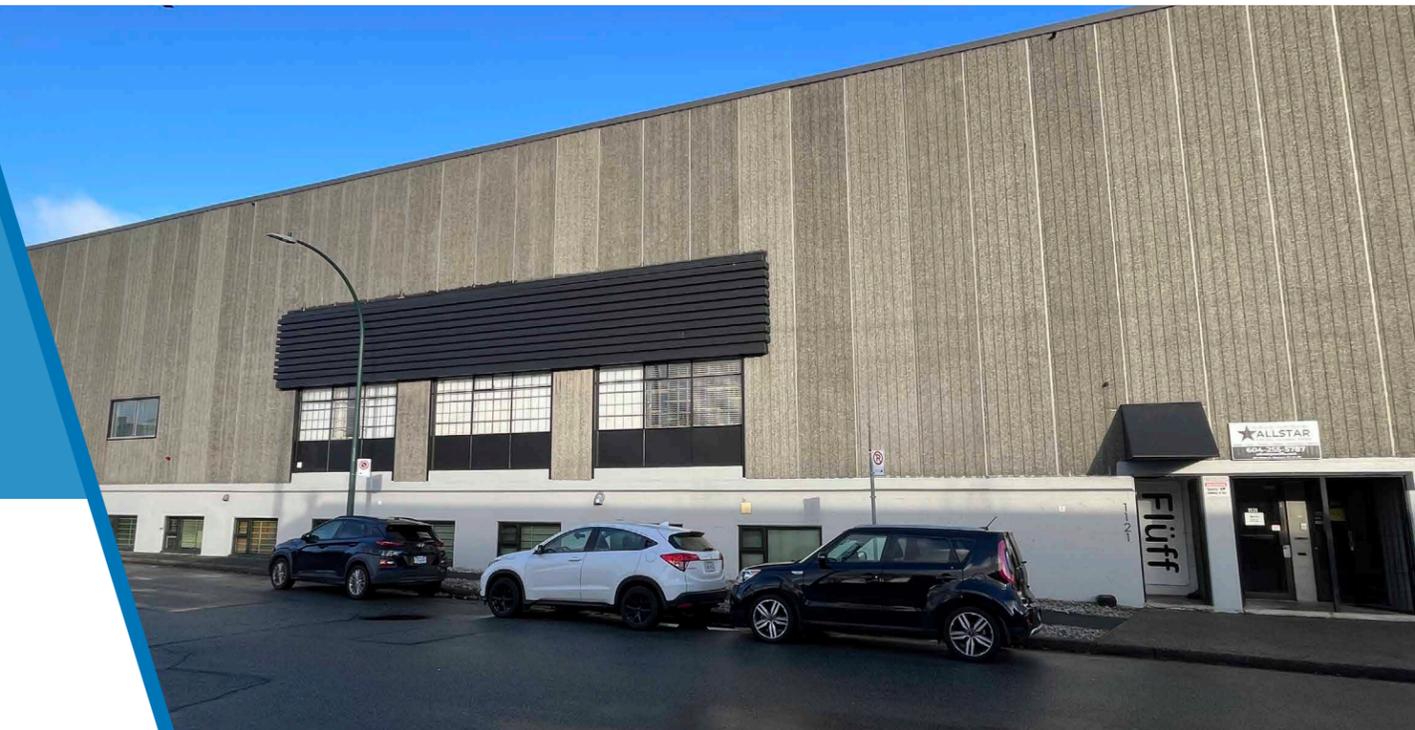
Marketed By

**CBRE**

## FOR LEASE

# 1121 William Street, Vancouver

CBRE Limited, in partnership with Beedie, are pleased to present the opportunity to lease a 45,177 SF warehouse facility, ideally located in Vancouver's prime Strathcona district. The available premises features **7,287 SF of professionally upgraded air conditioned office/showroom area** including open plan office, showroom, boardroom and lunchroom with ample natural light, offering a turnkey solution for both administrative and client facing operations. **The efficient warehouse area totals 37,890 SF featuring 24'6" ceiling heights, 2 primary dock doors with 85' loading court and 2 supplemental loading doors** on the west side of the premises ensuring efficient routine shipping and receiving. With 15 secured covered parking stalls and excellent access to major traffic arteries via Powell Street and Clark Drive, this location provides unparalleled connectivity and convenience for businesses.



### AVAILABLE AREA

Office/Showroom Area: 7,287 SF  
Warehouse Area: 37,890 SF  
Total: 45,177 SF



### ZONING

I-2



### TAXES & OP COSTS

\$5.38 PSF (2026 est.)  
plus 5% management fee



### AVAILABILITY

Contact listing agents



### LEASE RATE

\$14.95 PSF, triple net

## BUILDING FEATURES



### OFFICE AREA

7,287 SF of professionally upgraded air conditioned office featuring open plan showroom/office, boardrooms, 3 private offices and kitchen area



### LOADING

2 dock loading doors with 85' loading court depth, 1 ramped grade door, 1 dock loading door



### POWER

3 phase, 4 wire, 200 amp, 347/600 volt



### COLUMN SPACING

36' x 40'



### CEILING HEIGHTS

24'6" clear



### SPRINKLERS

Fully sprinklered with wet pipe system



### FLOOR LOAD

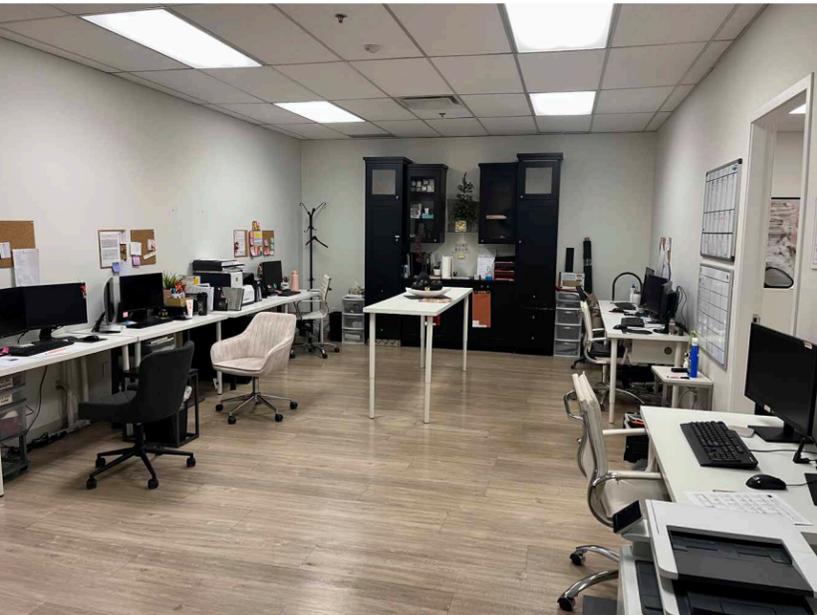
Live load 250 LB/SF  
Dead load 75 LB/SF  
Total 325 LB/SF



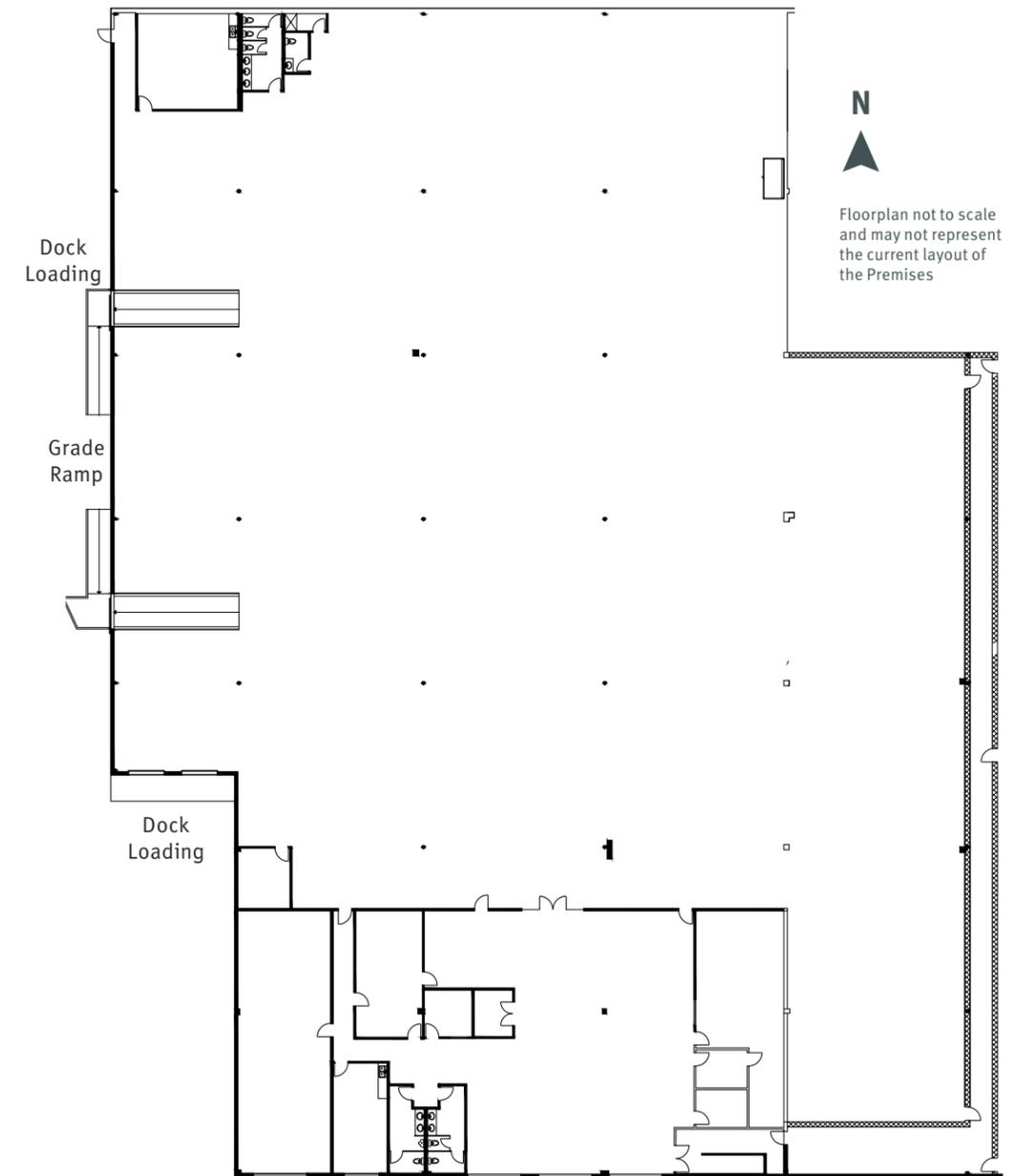
### PARKING

15 secured and covered parking stalls

FOR LEASE  
1121 William Street, Vancouver



## FLOORPLAN



WILLIAM STREET



# FOR LEASE | 1121 William Street, Vancouver

**UBC**  
28-MIN DRIVE

**DOWNTOWN**  
10-MIN DRIVE

**PORT OF VANCOUVER**  
7-MIN DRIVE

**GASTOWN**  
5-MIN DRIVE

**MT. PLEASANT**  
9-MIN DRIVE

ST. PAUL'S HOSPITAL

STRATHCONA PARK

TESLA SERVICE CENTRE

ARTICLE HEAD OFFICE

1121 WILLIAM STREET

PARKER STREET STUDIOS

PRECISION NANOSYSTEMS

**ABOUT THE OWNER & PROPERTY MANAGER**

**Beedie**

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial developers and property managers, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of nearly 16 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

1121 William Street is strategically positioned in the Strathcona submarket, one of Vancouver's most established inner city industrial hubs. Located just off Clark Drive, the property benefits from unmatched access to major transportation arteries, transit and Port of Vancouver infrastructure. Businesses will enjoy the ability to reach Downtown in less than 10 minutes, connect easily to the North Shore, Burnaby and highways connecting the rest of Metro Vancouver and operate in a neighbourhood known for its dynamic mix of industrial, creative and service oriented uses.

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# CBRE

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