

NOW AVAILABLE
FOR LEASE



[UN]DISCOVERED

657 WEST 37TH AVENUE
VANCOUVER





657 W 37th Avenue [FOR LEASE]

The Heather Street Lands represent a unique opportunity to lease up to 235,000 square feet, within two buildings, on approximately 9.5 acres of land in the heart of Vancouver.

PROPERTY DETAILS

Leasable Space

- Approximately 94,000 sf in total
- Two stories, plus basement
- Large floor plates located in Vancouver's sought after West Side
- Concrete construction
- Flexible and bright space that can accommodate a variety of uses and configurations
- Gymnasium, workshop and storage space
- Loading bay
- High ceiling storage space
- Available immediately

- **Zoning**
CD-1 (52A) – General Office Use
- **Size**
10,000 sf – 94,000 sf
- **Extremely Competitive Asking Rate**
Contact Listing Agents
- **Term Length**
Flexible lease terms available

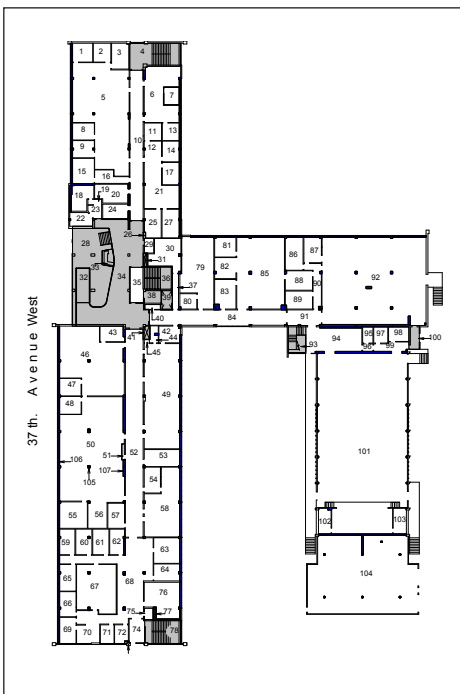
[HIDDEN] IN
PLAIN SIGHT

UNIQUE PROPERTY IN THE [HEART OF THE CITY]

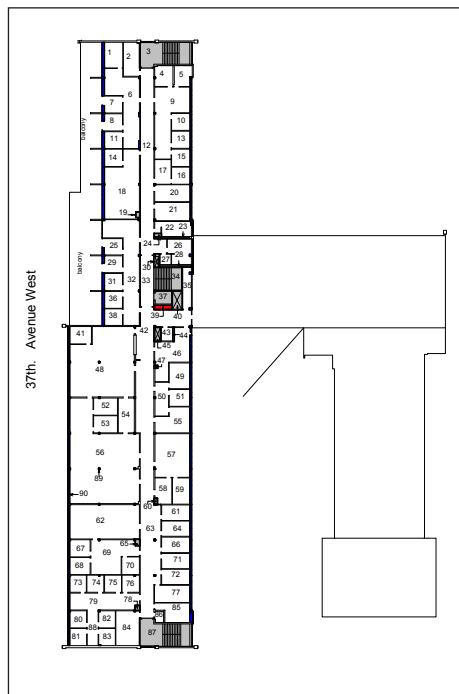


LOCATION DETAILS

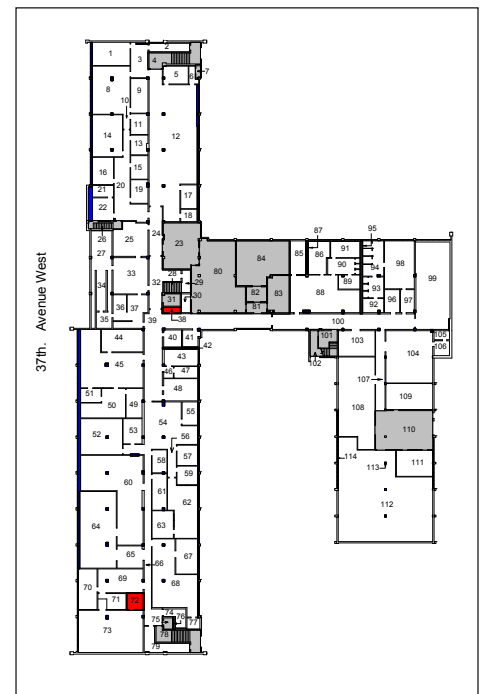
- 7 minute walk to the Oakridge-41st Avenue Canada Line
- 7 minute walk to Oakridge Centre
- 10 minute drive to Downtown Vancouver
- 15 minute drive to YVR Airport



[1st Floor]



[2nd Floor]



[Basement]

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FOR LEASING INFORMATION:



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CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

The Heather Street Lands were acquired on September 30, 2014 by the Musqueam, Squamish, and Tsleil-Waututh Nations ("the Nations") and Canada Lands Company in an historic joint venture. Acting as Project Manager, Canada Lands Company is responsible for managing the properties on behalf of the joint venture.

Canada Lands Company is a self-financing, federal, non-agent commercial Crown corporation. Canada Lands Company operates at arm's-length from the government in acquiring properties from various federal departments, agencies and

Crown corporations. Canada Lands Company optimizes the financial and community value of strategic government properties that are no longer needed for program purposes. Canada Lands Company receives no government appropriations.

Since its reactivation in 1995, Canada Lands Company has achieved success in its many endeavours across the country, including contributions of over \$1-billion to the Government of Canada. The company also holds and operates certain properties, such as the CN Tower and Downsview Park in Toronto, and the Old Port of Montréal.

STEP INTO ONE OF THE LAST REMAINING
[BLOCKS OF SPACE IN THE CITY]