

**7,311 SQ.FT. OF AIR-CONDITIONED OFFICE SPACE**



**FOR LEASE**

**7351 VANTAGE WAY**  
Delta, BC

 **CUSHMAN &  
WAKEFIELD**

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# FOR LEASE

## 7351 VANTAGE WAY Delta, BC



### LOCATION

7351 Vantage Way, a flex office/warehouse project strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in Metro Vancouver. This high-quality office/warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, which provide excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

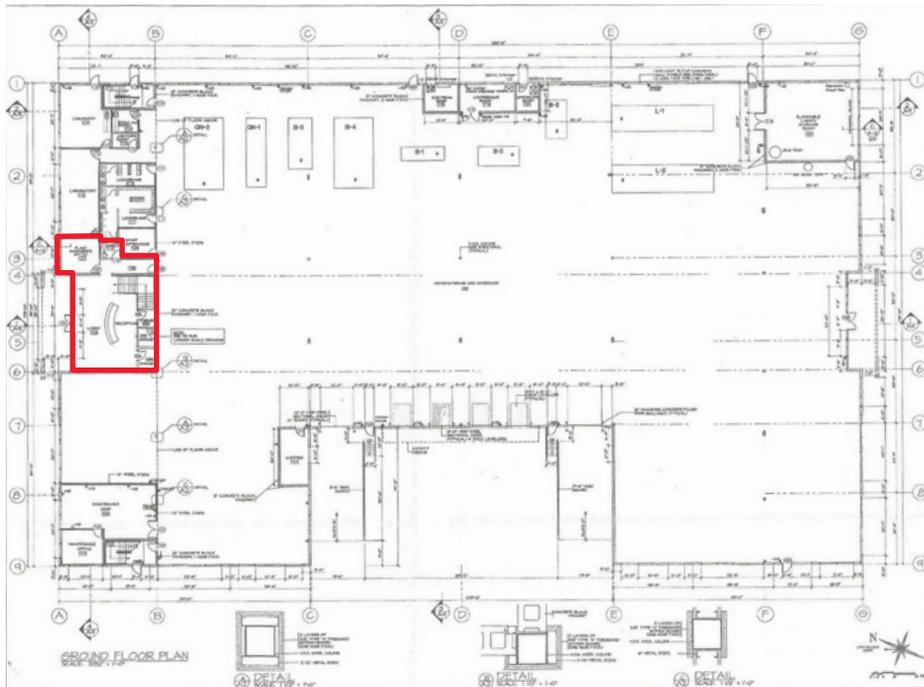
### AVAILABLE AREA

Ground floor reception/offices	1,179 sf
Second floor offices/boardroom	6,132 sf
<b>Total Area</b>	<b>7,311 sf</b>

### ZONING

I2 Medium Impact Industrial Zoning. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

### GROUND FLOOR ENTRANCE



### FEATURES

- High quality offices with extensive glazing
- Fully air-conditioned and sprinklered
- Numerous private offices with open areas suitable for work stations
- Washrooms up and down with a handicap washroom on ground floor
- Large boardroom and lunchroom
- 245 sf balcony off 2nd floor boardroom
- Fluorescent lighting throughout
- Zone metered BC Hydro & natural gas
- 10' - 14' clear ceiling heights
- Ample parking outside front door
- Public transit minutes away

### LEASE RATE

**Basic Rent:** Contact the listing agents

**Estimated Taxes & Op Costs (\$4.65 psf):** \$2,833.00 per mo.\*

\*(Does not include utilities & janitorial)

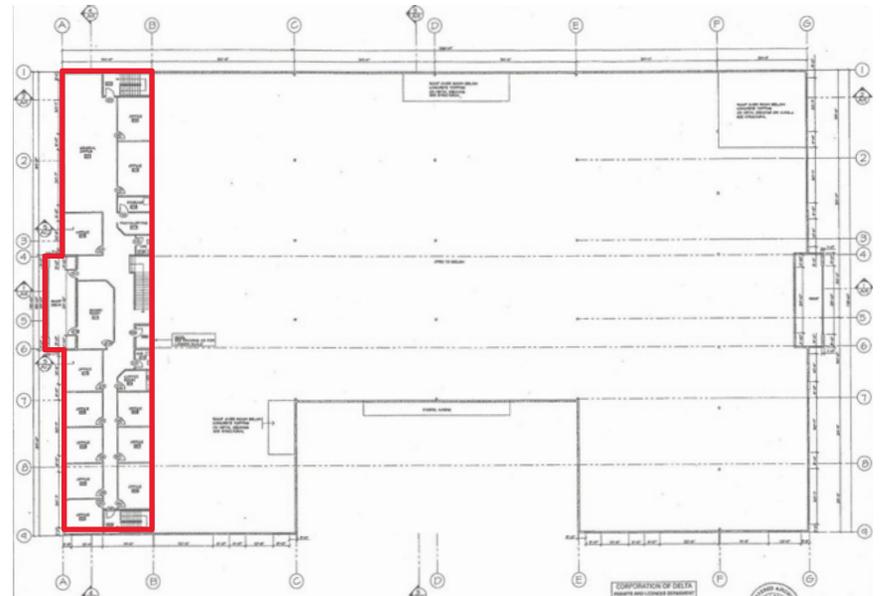
### COMMENTS

This space boasts extensive demising with fully finished office layouts. For a floor plan showing the layout and photographs of the interior, contact the listing agents. To arrange a tour requires a minimum of 24 hours' notice and it may not be possible to arrange it for the following day. Please phone the Listing Agents well in advance. Thank you.

### AVAILABLE

December 1, 2022

### SECOND FLOOR PLAN



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