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OPPORTUNITY

An opportunity to lease 1,897 SF 2nd floor office, 3,897 SF office/showroom space in south Vancouver.

Offering amenities within walking distance at Marine Gateway, plus commercial services close by, this area of Vancouver also offers extensive transit options and good proximity to skilled labour.









Property **Features**

Zoning	I-2 Industrial	
Available Areas		4.045.65
Unit 100	Warehouse	1,945 SF
	Ground Floor Office/Showroom	<u>1,952 SF</u>
	Total	3,897 SF
Unit 200	2nd Floor Office	1,897 SF
Total		5,794 SF
Parking	6 reserved parking stalls	
Features	 Covered loading area with ramp One, 12' x 10' grade loading door 23' clear ceilings Storage mezzanine with large windows Shared laneway access Unit 100 features open concept office/showroom area, washrooms and warehouse Unit 200 features common lobby and stair access with 6 private offices, open plan space, kitchen and washroom Unit 100 & 200 may be leased separate or together 	
Available	Immediately	
Lease Rate	\$19.00 per SF, net	
Additional Rent	\$9.25 per SF plus management fee	





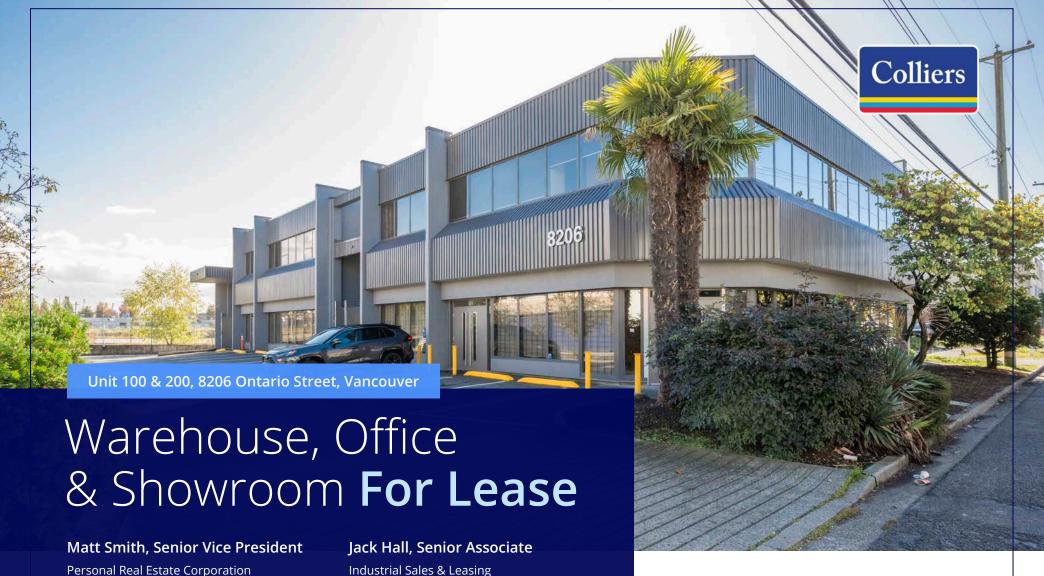












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