



FOR LEASE
OFFICE/WAREHOUSE
#111 – 8811 LAUREL STREET, VANCOUVER, BC



LOCATION: South Vancouver is the Lower Mainland's most strategic business location. The building is located between Heather Street and Shaughnessy Street just two blocks south of S.W. Marine Drive. This location allows for quick access to both the airport (7 minutes) and downtown (20 minutes) and all other municipalities are conveniently accessible via Highway 99 and Marine Way.

ZONING: I-2

AREA: 2,324 sq. ft.

FEATURES:

- Constructed in 2017
- Concrete Tilt-Up Construction
- 12 minute walk from skytrain
- 28' (w) by 84' (l) "bay" size
- 24' ceiling heights
- Front grade level loading
- 10' x 12' loading door
- Handicapped accessible washroom
- 3 phase 100 AMP power

PARKING: Two (2) parking stalls

LEASE RATE: \$23.00 per sq. ft. plus G.S.T. (or) \$4,454.33 plus G.S.T. per month

OPERATING COSTS

& PROPERTY TAXES: \$4.54 per sq. ft. plus G.S.T. (or) \$879.25 plus G.S.T. per month

For Further Information, Please Contact:

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