FOR LEASE

FORESHORE BUSINESS PARK

#102 - 418 EAST KENT AVENUE SOUTH, VANCOUVER, BC

LOCATION: *Foreshore Business Park* is primely located in South Vancouver. The property is located between Main Street and Fraser Street on Kent Avenue South ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL DISTANCES:

Downtown Vancouver	20 minutes
Vancouver International Airport	5 minutes
U.S. Border	30 minutes

ZONING: M-2 Providing for a broad range of uses.

UNIT AREA: 3,955 sq. ft. main floor area

FEATURES:
- Corner unit with lots of glass for natural light
- Open area showroom
- Two (2) 10' x 10' grade level loading doors
- 19' clear ceiling height in warehouse
- Two (2) 3 phase 100 amp electrical services
- Two (2) overhead gas unit heaters
- One (1) handicap accessible washroom

PARKING: Five (5) parking stalls in front of unit including loading door area

LEASE RATE: $16.00 per sq. ft. plus GST (or) $5,326.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $5.29* per sq. ft. plus GST (or) $1,761.13* per month plus GST
**excluding heat & light*

AVAILABLE: Immediately

For Further Information, Please Contact:
PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL
***Personal Real Estate Corporation**
Telephone: (604) 718-7300 * Facsimile: (604) 718-7307
E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca
Website: www.davieshall.ca