



# FOR LEASE

RIVERSHORE BUSINESS PARK

#132 – 618 EAST KENT AVENUE SOUTH, VANCOUVER, BC



**LOCATION:** Rivershore Business Park is primarily located in South Vancouver one block south of Marine Drive between Fraser Street and Main Street. This riverfront business park is situated to provide easy access to Downtown Vancouver, Vancouver International Airport and key transportation routes throughout the Lower Mainland. This area is well serviced by public transit and now provides enhanced access for commuters using the Canada Line.

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

**AREA:** Main Floor: 1,838 sq. ft.  
Second Floor: 939 sq. ft.  
Total: 2,777 sq. ft.

<b>FEATURES:</b>	<u>Main Floor Showroom</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Lots of windows on corner unit providing an abundance of natural light	- One (1) rear 10' X 9' grade level loading door	- River views
	- HVAC throughout	- 19' clear ceiling heights	- Air conditioning
	- Open area reception/work area	- 3 phase 208 volt 100 amp electrical service (to be verified by Tenant)	- General work area
	- One (1) handicap accessible washroom	- Tilt up construction	- Two (2) private offices
		- Fully insulated exterior walls and roof	- Fully carpeted
			- Coffee bar and sink
			- One (1) washroom

**PARKING:** Six (6) parking stalls

**LEASE RATE:** \$17.00 per sq. ft. plus GST (or) \$3,934.08 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** \$7.01 per sq. ft. plus GST (or) \$1,622.23 per month PLUS GST

**AVAILABLE:** May 1, 2021

For Further Information, Please Contact:  
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