



FOR LEASE

OFFICE/WAREHOUSE

#113 - 408 E. KENT AVENUE S., VANCOUVER, BC



LOCATION: Foreshore Business Park is primarily 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:

Main Floor Warehouse:	1,170 sq. ft.
Shared Second Floor Office:	<u>460 sq. ft.</u>
Total:	1,630 sq. ft.

FEATURES:

<u>Main Floor Warehouse (exclusive use)</u>	<u>Shared Second Floor Office</u>
- Front showroom	- One (1) private office (exclusive use)
- Rear warehouse	- Open area reception and showroom
- 10' to 19' clear ceiling heights	- Coffee bar and sink
- 3 phase power	- T-bar ceiling and fluorescent lighting
- Overhead natural gas unit heater	- Two (2) washrooms
- One (1) washroom	

PARKING: Two (2) parking stalls

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$2,988.33 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$6.36 per sq. ft. plus GST (or) \$864.23 per month plus GST (excluding heat & light)

AVAILABLE: Immediately

For Further Information, Please Contact:

PETER HALL PREC*/ BRADEN HALL / STEVE HALL - RE/MAX CREST

**Personal Real Estate Corporation*

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