

# FOR SUB-LEASE

2,495 SQ. FT. TO 6,183 SQ. FT.

CORNER OFFICE / WAREHOUSE

**8828 HEATHER STREET, VANCOUVER, B.C.**



**LOCATION:**

Bright, spacious corner units centrally located in South Vancouver on Heather Street, ½ block south of Marine Drive and a short walk to the Marine Leased Drive Skytrain Station. Access to downtown Vancouver is extremely efficient via Granville Street, Oak Street and Cambie Street. Vancouver International Airport, Richmond and the United States border are directly accessible via the Arthur Laing Bridge and the Oak Street Bridge. All points east are easily accessible via Marine Way, the Knight Street Bridge and Highway 91.

**ZONING:**

I2 - allowing a wide variety of light industrial uses.

**FEATURES:**

Main Floor Warehouse/Small Reception	Second Floor Office
- Abundance of natural light	- Abundance of natural light
- 8' to 18' clear ceiling heights	- Two (2) private corner offices
- 3 phase, 100 amp electrical service to each unit (Tenant to verify)	- Open area plan
- Two (2) grade level loading doors	- Pre-engineered flooring
- Two (2) washrooms	- T-bar ceiling
- Security film on windows	- Fluorescent lighting
- Floor drains	- Coffee bar, sink, fridge and range
	- One (1) washroom with shower

**PARKING:**

Six (6) parking stalls - four (4) parking stalls plus two bay doors at rear plus visitor and street parking available

UNIT	MAIN FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	LEASE RATE PER MONTH PLUS GST	OPERATING COSTS & PROPERTY TAXES PER MONTH* PLUS GST	TOTAL PER MONTH* PLUS GST
111	1,626	869	2,495	\$4,782.08	\$1,519.87*	\$6,301.95*
112	2,698	990	3,688	\$7,068.67	\$2,246.61*	\$9,315.28*
111/112	4,324	1,859	6,183	\$11,850.75	\$3,766.48*	\$15,614.23*

*\*Estimated / Excluding Heat and Light*

**For Further Information, Please Contact:**

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

*\*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

