



**FOR LEASE – HIGH EXPOSURE  
OFFICE/SHOWROOM/WAREHOUSE  
1618 SE MARINE DRIVE, VANCOUVER, BC**



**LOCATION:** The property is primely located on the corner of S.E. Marine Drive and Borden Street, one block east of the Knight Street Bridge. East/West traffic counts are over 60,000 cars per day

Downtown Vancouver: 20 minutes  
 U.S. Border: 25 minutes  
 Vancouver International Airport: 10 minutes (approx.)

**ZONING:** I-2

**AREA:** Main Floor Warehouse: 3,349 sq. ft.  
 Second Floor Office Wholesale Showroom: 3,059 sq. ft.  
 Total: 6,408 sq. ft.

<b>FEATURES:</b>	<b>Main Floor Warehouse</b>	<b>Second Floor Office Wholesale Showroom</b>
	- 18' clear ceiling heights	- Fully air-conditioned
	- Dock level loading	- Four (4) private offices
	- 3 phase power	- Boardroom
	- Concrete block construction	- Open plan work area
		- Lunchroom
		- Mens and Womens washrooms

**PARKING:** Use of ten(10) parking stalls at rear of building plus visitor parking stalls

**LEASE RATE:** \$17.00 per sq. ft. plus GST (or) \$9,078.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$8.33\* per sq. ft. plus GST (or) \$4,448.22\* per month plus GST  
 \*Not including Heat & Light

**For Further Information, Please Contact:**  
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