



FOR SUB-LEASE

MAIN FLOOR OFFICE / WAREHOUSE

1670 WEST 75TH AVENUE, VANCOUVER, BC



LOCATION: Angus West Business Park is situated in the prestigious Angus Lands Business District and represents a rare opportunity to locate in one of Vancouver's most desirable, yet affordable, business locations. Set on the north arm of the Fraser River, this site enjoys quick and easy access to all points in the Lower Mainland, yet it is far removed from the noise and congestion usually associated with a Vancouver address.

ZONING: M 2

AREA: 1,808 sq. ft.

FEATURES:

- Tinted glazed office fronts set into concrete tilt construction
- High quality air-conditioned open area main floor office
- 8' clear ceiling heights
- Excellent lighting
- Coffee bar and sink
- One (1) washroom with shower

PARKING: One common (1) area parking stall plus exclusive use of parking in front of the units loading door

LEASE RATE: \$22.00 per sq. ft. plus G.S.T. or \$3,314.66 per month plus G.S.T.

OPERATING COSTS & PROPERTY TAXES: \$5.29* per sq. ft. plus G.S.T. or \$797.03* per month plus G.S.T.
**Not including Heat & Light*

HYDRO, GAS & AC MAINTENANCE: To be shared 60% upstairs and 40% downstairs

For Further Information, Please Contact:
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