



FOR LEASE

2,733 SQ. FT. TO 6,925 SQ. FT.

OFFICE / WAREHOUSE

951 EAST KENT AVENUE NORTH, VANCOUVER, B.C.



LOCATION: Centrally located in South Vancouver on East Kent Avenue North, ½ block south of Marine Drive and a short walk to the Marine Drive Skytrain Station, this brand-new flex-industrial unit at PC Urban's recently completed IntraUrban Kent Development in South Vancouver, is now available. 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:

<p>Main Floor Warehouse</p> <ul style="list-style-type: none"> - 26' ft. clear ceiling heights - ESFR sprinklers - LED Lighting - Skylights in warehouse 	<p>Second Floor Mezzanine</p> <ul style="list-style-type: none"> - Open area floor plan - Concrete floor - Windows for natural light
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UNIT #	MAIN FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	LEASE RATE PER SQ. FT. PLUS G.S.T.	Operating Costs & Property Taxes (Estimated)	LOADING	PARKING
160	1,904	829	2,733	\$23.00	TBD*	1	2
161	3,038	1,154	4,192	\$23.00	TBD*	1	2
160/161	4,942	1,983	6,925	\$23.00	TBD*	2	4

* Not including Heat & Light

For Further Information, Please Contact:
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