



FOR LEASE

OFFICE/WAREHOUSE

#103 - 8811 LAUREL STREET, VANCOUVER, BC



LOCATION: Intra Urban Business Park is primely located just south of SW Marine Drive, on the intersection of Kent Avenue and Laurel Street. This centrally located position provides easy access to Downtown Vancouver, Vancouver International Airport and key transportation routes throughout the Lower Mainland. This area is well serviced by public transit and now provides enhanced access for commuters using the Canada Line, located just eight minutes away by foot.

ZONING: I-2

AREA: Main floor warehouse: 2,324 square feet
Second floor office: 972 square feet
Total: 3,296 square feet

FEATURES:

- High efficiency lighting
- Excellent glazing throughout
- 24' clear ceiling heights
- One (1) grade level loading door
- ESFR sprinklers
- Air-conditioned second floor office
- One (1) wheelchair accessible washroom

PARKING: Three (3) parking stalls and one (1) loading bay

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$5,493.33 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$9.10* sq. ft. plus GST (or) \$2,499.47* per month plus GST
**Not including heat or light*

AVAILABLE: May 1, 2024

For Further Information, Please Contact:
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