



**FOR LEASE**  
**OFFICE / WAREHOUSE**  
**#105 - 8828 HEATHER STREET, VANCOUVER, BC**



**LOCATION:** Bright, spacious unit centrally located in South Vancouver on Heather Street, 1/2 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

**AREA:**

Main Floor Office/Warehouse:	1,344 square feet
Second Floor Office:	<u>534 square feet</u>
Total:	1,878 square feet

**FEATURES:**

<u>Main Floor Office/Warehouse</u>	<u>Second Floor Office</u>
- Abundance of natural light	- Abundance of natural light
- 8' to 18' clear ceiling heights	- Two (2) private offices
- 3 phase, 100 amp electrical service	- Open area plan
- One (1) grade level loading door	- Pre-engineered flooring
- Coffee bar and sink	- T-bar ceiling
- One (1) washroom	- Fluorescent lighting

**PARKING:** Four (4) parking stalls: one (1) out front of unit and three (3) behind unit including loading area plus two (2) visitor stalls out front.

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$3,443.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$7.68 per sq. ft. plus GST (or) \$1,201.92 per month plus GST  
*\*Not including Heat & Light*

**AVAILABLE:** April 1, 2024

**For Further Information, Please Contact:**  
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