

FOR LEASE

BRAND NEW CORNER WATERFRONT OFFICE/WAREHOUSE #112 – 9123 BENTLEY STREET, VANCOUVER, BC



LOCATION: Located in the newly built Riverworks in South Vancouver, only a few minutes from Vancouver International Airport, fifteen minutes from the downtown core, and with all municipalities conveniently accessible via Highway 99 and Marine Way, 9123 Bentley Street offers the utmost in convenience to the industrial User.

ZONING: M2

AREA:

Main Floor Warehouse:	2,165 sq. ft.
Second Floor Office:	<u>2,568 sq. ft.</u>
Total:	4,733 sq. ft.

FEATURES:

Main Floor Warehouse	Second Floor Office (To Be Built)
- Corner glazed windows providing excellent natural light	- Corner glazed windows providing an abundance of natural light
- Extraordinary water and airport views	- Extraordinary water and airport views
- 20' clear ceiling heights	- Fully air-conditioned
- 200 amp, 347/600 volt, 3 phase electrical	- Private offices
- One (1) grade level loading door	- Coffee bar and sink
- Storage area	- One (1) washroom
- One (1) washroom	

PARKING: Five (5) parking stalls including loading bay plus street parking

LEASE RATE: \$28.00 per sq. ft. plus GST (or) \$11,043.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$11.20* per sq. ft. plus GST (or) \$4,417.47* per month plus GST
*Not including Heat & Light

AVAILABLE: Immediately

For Further Information, Please Contact:
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