

# FOR LEASE

## SECOND FLOOR OFFICE

### #110 – 8208 SWENSON WAY, DELTA, BC



**LOCATION:** Located in the prestigious Nordel Business Park ideally situated at the south end of the Alex Fraser Bridge in North Delta. Access to the four-lane South Fraser Perimeter Highway is less than two minutes away offering excellent access to all important business locations in Metro Vancouver.

**ZONING:** I-2

**AREA:** 2,309 sq. ft.

**UNIT FEATURES:**

- Street exposure
- Windows on three sides providing an abundance of natural light
- Fully air conditioned
- Three (3) private offices
- Boardroom
- Two (2) washrooms
- Kitchenette
- Skylights

**PARKING:** Three (3) parking stalls

**LEASE RATE:** \$18.00 per sq. ft. plus G.S.T. (or) \$3,463.50 per month plus G.S.T.

**OPERATING COSTS & PROPERTY TAXES:** \$7.25\* per sq. ft. plus G.S.T. (or) \$1,395.02\* per month plus G.S.T.  
\*Not including Heat & Light

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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