



# FOR LEASE

## OFFICE / WAREHOUSE

### 1670 WEST 75TH AVENUE, VANCOUVER, BC



**LOCATION:** Angus West Business Park is situated in the prestigious Angus Lands Business District and represents a rare opportunity to locate in one of Vancouver's most desirable, yet affordable, business locations. Set on the North Arm of the Fraser River, this site enjoys quick and easy access to all points in the Lower Mainland, yet it is far removed from the noise and congestion usually associated with a Vancouver address.

**ZONING:** M 2

**TOTAL AREA:** Main Floor Office/Warehouse: 1,750 sq. ft.  
 Second Floor Finished Space: 1,750 sq. ft.  
 Total Area: 3,500 sq. ft.

**FEATURES:**

<p><u>Main Floor Office/Warehouse</u></p> <ul style="list-style-type: none"> <li>- Tinted glazed office fronts set into concrete tilt construction</li> <li>- High quality air-conditioned open area main floor showroom</li> <li>- 8' clear ceiling heights</li> <li>- Excellent lighting</li> <li>- Coffee bar and sink</li> <li>- One (1) washroom with shower</li> </ul>	<p><u>Second Floor Finished Space</u></p> <ul style="list-style-type: none"> <li>- Fully air-conditioned</li> <li>- Two (2) private offices with excellent natural light</li> <li>- Open area plan</li> <li>- Pre-engineered flooring</li> <li>- High quality washroom</li> <li>- High quality coffee bar &amp; sink</li> </ul> <p><b>NOTE: 908 sq. ft. of second floor is unpermitted</b></p>
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**PARKING:** Common area parking

**LEASE RATE:** \$20.00 per sq. ft. plus G.S.T. or \$5,833.33 per month plus G.S.T.

**OPERATING COSTS & PROPERTY TAXES:** \$6.85\* per sq. ft. plus G.S.T. or \$1,997.92\* per month plus G.S.T.  
 \*Not including Heat & Light

**AVAILABLE:** August 1, 2024

**For Further Information, Please Contact:**  
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