



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:	OPTION 1: 1,838 sq. ft.	OPTION 2: 1,838 sq. ft.
	Second Floor Finished Space:	<u>1,838* sq. ft.</u>	<u>852 sq. ft.</u>
	Total Area:	3,676 sq. ft.	2,690 sq. ft.

***Option 1 – 908 sq. ft. of second floor is unpermitted**

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|------------------|---|---|
| FEATURES: | <u>Main Floor Office/Warehouse</u> | <u>Second Floor Finished Space</u> |
| | <ul style="list-style-type: none"> - Tinted glazed office fronts set into concrete tilt construction - High quality air-conditioned open area main floor showroom - Excellent lighting - Coffee bar and sink - One (1) washroom with shower - Grade Level Loading | <ul style="list-style-type: none"> - Fully air-conditioned - Two (2) to four (4) private offices with excellent natural light - Open area plan - Pre-engineered flooring - High quality washroom - High quality coffee bar & sink |

PARKING: Common area parking

LEASE RATE: **OPTION 1:** \$20.00 per sq. ft. plus GST or \$6,126.67 per month plus GST
OPTION 2: \$22.00 per sq. ft. plus GST (or) \$4,931.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$2,098.38* per month plus GST
**Not including Heat & Light*

AVAILABLE: Immediately

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST
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