



FOR LEASE

OFFICE / WAREHOUSE

146 W. 71ST AVENUE, VANCOUVER, BC



- LOCATION:** South Vancouver is one of Metro Vancouver's most strategic business locations. The subject property is primarily located on W. 71st Avenue, one block west of Main Street and two blocks south of SW Marine Drive. 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, the Oak Street Bridge and the Knight Street Bridge. All points east are easily accessible via Marine Way, the Knight Street Bridge, Highway 91, the Annacis Bridge and Highway 17.
- ZONING:** I-2
- AREA:** 2,200 sq. ft.
- FEATURES:**
- Small efficient office area
 - High ceiling warehouse
 - 12' x 12' grade level loading
 - Skylight in warehouse
 - Floor drains if required
 - 3 phase power (*to be verified by tenant*)
 - One (1) washroom
- PARKING:** Common area parking out front
- LEASE RATE:** \$24.00 per sq. ft. plus GST (or) \$4,400.00 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$6.16* per sq. ft. plus GST (or) \$1,129.33* per month plus GST
** Not including Heat & Light*
- AVAILABLE:** Immediately
- NOTE:** No auto mechanic allowed

For further information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

**Personal Real Estate Corporation*

E-Mail: steve@davieshall.ca / braden@davieshall.ca / peter@davieshall.ca

Telephone: (604) 718-7300 Fax: (604) 718-7307

Website: www.davieshall.ca

