



FOR LEASE OFFICE

SECOND FLOOR - 1666 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:

1,193 SQ. FT.

FEATURES:

- Updated HVAC system throughout
- Four (4) private offices
- Large open work area
- Lunchroom/kitchenette
- One (1) washroom

PARKING:

Common area parking

LEASE RATE:

\$18.00 per sq. ft. plus G.S.T. (or) \$1,789.50 per month plus G.S.T

OPERATING COSTS

& PROPERTY TAXES: \$10.07* per sq. ft. plus G.S.T. (or) \$1,001.13* per month plus G.S.T

**Including Heat & Light*

AVAILABLE:

August 1, 2025

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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