



FOR LEASE
OFFICE/WAREHOUSE
#119-1087 EAST KENT AVENUE NORTH, VANCOUVER, B.C.



LOCATION: Located in South Vancouver just two blocks south of Marine Drive on Kent Avenue and three blocks east of Fraser Street this highly desirable location in the Marine Drive Industrial District provides excellent access to all market areas.

ZONING: I - 2

AREA:

Main Floor Showroom/Warehouse:	1,300 sq. ft.
Second Floor Office:	680 sq. ft.
Total	1,980 sq. ft.

FEATURES:	<u>Main Floor Showroom</u>	<u>Second Floor Office</u>	<u>Main Floor Warehouse</u>
	- HVAC	- HVAC	- 8' x 10' (approx.) dock
	- Lots of windows for natural light	- Open area reception	level loading
	- Nicely finished wood floors	- Nicely finished wood floors	- 19' clear ceilings
	- Private washroom	- Coffee bar and sink	- Coffee bar and sink
		- Skylight	
		- Large windows for natural light	
		- Private washroom	

PARKING: Three (3) parking spots plus visitor parking

LEASE RATE: \$20.00 per sq. ft. plus G.S.T. (or) \$3,300.00 per month plus G.S.T.

OPERATING COSTS &

PROPERTY TAXES: \$8.63* per sq. ft. plus G.S.T. (or) \$1,423.95* per month plus G.S.T.
**Not including Heat and Light*

AVAILABLE: Immediately

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

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