

FOR LEASE

CORNER OFFICE/WAREHOUSE

1597 EAST KENT AVENUE NORTH, VANCOUVER, BC



LOCATION: Primely located in South Vancouver, half a block South of Marine Drive and adjacent to the Knight Street Bridge, this property enjoys quick & easy access to all of Metro Vancouver's most strategic Business destinations. Downtown Vancouver via Knight Street, Oak Street and Granville Street, the Vancouver International Airport via the Knight Street or Arthur Laing Bridges, the US Border via Highway 91 or Highway 99 and all points East via Marine Way or Highway 17.

ZONING: I2 – Light Industrial

TOTAL AREA: 2,142 sq. ft.

FEATURES:

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- Lots of windows for natural light	- Abundance of natural light
- Open area for optimal storage	- HVAC throughout
- HVAC in portions of main floor	- Two (2) private offices
- Coffee bar and sink	- Large kitchen area with coffee bar & sink
- One (1) private washroom	- One (1) private washroom with shower

PARKING: Two (2) parking stalls including loading door

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,927.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$10.18* per sq. ft. plus GST (or) \$1,817.13* 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
***Personal Real Estate Corporation**
Telephone: (604) 718-7300 Website: www.davieshall.ca
E-Mail: braden@davieshall.ca steve@davieshall.ca peter@davieshall.ca

