

**FOR  
LEASE**

**1597 EAST KENT AVENUE NORTH  
VANCOUVER, BC**



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# FOR LEASE

## CORNER OFFICE/WAREHOUSE

### 1597 EAST KENT AVENUE NORTH, VANCOUVER, BC

#### **LOCATION:**

Located in South Vancouver just two blocks south of Marine Drive on Kent Avenue in close proximity to the Knight Street Bridge, this highly desirable location enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Knight Street & Fraser Street, the Vancouver International Airport is just 10 minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 and Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

**ZONING:**            I2 – Light Industrial

**AREA:**                2,142 sq. ft.

#### **UNIT**

#### **FEATURES:**

##### Main Floor Warehouse

- Lots of windows for natural light
- Open area for optimal storage
- HVAC in portions of main floor
- Coffee bar and sink
- One (1) private washroom

##### Second Floor Office

- Abundance of natural light
- HVAC throughout
- Two (2) private offices
- Large kitchen area with coffee bar & sink
- 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