

**FOR
LEASE**

**#111 – 418 EAST KENT AVENUE SOUTH
VANCOUVER, B.C.**



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FOR LEASE
OFFICE/WAREHOUSE
#111 – 418 EAST KENT AVENUE SOUTH
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LOCATION:

Foreshore Business Park is primely located in South Vancouver between Main Street and Fraser Street on East Kent Avenue South and enjoys quick and easy access to all of Metro Vancouvers most strategic business destinations. Downtown Vancouver is 25 minutes away via Main Street, Oak Street & Granville Street. The Vancouver International Airport is just 5 minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 & Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: M-2 - Providing for a broad range of uses

AREA: Main Floor Warehouse: 1,200 sq. ft.
Second Floor Office: 600 sq. ft.
Total: 1,800 sq. ft.

FEATURES:

Main Floor Warehouse

- Grade level loading
- Overhead unit gas heater
- 10' to 20' clear ceiling heights
- 3 phase 100 amp electrical service
- Painted walls
- Sealed warehouse floors
- Handicap accessible washroom

Second Floor Office

- Two private offices
- Large windows providing an abundant source of natural light
- Fully air conditioned
- High quality lighting

PARKING: Three (3) parking stalls including loading area

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$3,150.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES:

\$8.67* per sq. ft. plus GST (or) \$1,300.69* month plus GST
**Not including Heat and Light*

AVAILABLE: Immediately

For Further Information, Please Contact:
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