

**FOR
LEASE**

**#2 - 8265 MAIN STREET
VANCOUVER, BC**



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FOR LEASE

SECOND FLOOR OFFICE

#2 - 8265 MAIN STREET, VANCOUVER, BC

LOCATION: The property is ideally situated two blocks south of Marine Drive on Main Street and provides fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL

DISTANCES:

Downtown Vancouver	15 minutes
Vancouver International Airport	5 minutes
U.S. Border	30 minutes

ZONING: I2 – Light Industrial

AREA: 1,360 sq. ft.

FEATURES:

- Two (2) private offices
- One (1) boardroom
- Open work area
- Coffee bar and sink
- Private washroom

PARKING: Street parking

LEASE RATE: \$16.00 per sq. ft. plus GST (or) \$1,813.33 per month plus GST

ESTIMATED OPERATING COSTS &

PROPERTY TAXES: \$7.25* per sq. ft. plus GST (or) \$821.67* month plus GST
**Including Heat and Light*

AVAILABLE: Immediately