

**FOR
LEASE**

**#101 – 418 EAST KENT AVENUE S.
VANCOUVER, B.C.**



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FOR LEASE
CORNER UNIT
OFFICE/SHOWROOM/WAREHOUSE
#101 - 418 EAST KENT AVENUE SOUTH, VANCOUVER, BC

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 Laing 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 Showroom/Warehouse: 4,015 sq. ft.
Second Floor Office: 1,580 sq. ft.
Total: 5,595 sq. ft.

FEATURES:

Main Floor Showroom/Warehouse

- Corner unit with lots of glass for natural light
- Two (2) 10 ft. x 10 ft. grade level loading doors
- Two (2) overhead gas unit heaters
- One (1) handicap accessible washroom
- 19' clear ceiling height in Warehouse
- Two (2) Three Phase 100 amp electrical services

Second Floor Office

- Corner unit with lots of glass for natural light
- Mountain views
- Fully air-conditioned
- Open area reception and showroom
- Three (3) private offices
- Coffee bar and sink
- T-bar ceiling and fluorescent lighting
- Direct exposure onto East Kent Avenue S.
- One (1) washroom

PARKING: Eight (8) parking stalls in front of unit including two (2) loading door areas

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$9,325.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$9.49* per sq. ft. plus GST (or) \$4,424.71* month plus GST
**Not including Heat and Light*

AVAILABLE: Immediately

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

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