

**FOR  
LEASE**

**#102B - 418 EAST KENT AVENUE S.  
VANCOUVER, BC**



**BRADEN HALL**

[braden@davieshall.ca](mailto:braden@davieshall.ca)

**(604)718-7302**

**STEVE HALL**

[steve@davieshall.ca](mailto:steve@davieshall.ca)

**(604)718-7317**

**PETER HALL**

PERSONAL REAL ESTATE CORPORATION

[peter@davieshall.ca](mailto:peter@davieshall.ca)

**(604)718-7303**



# FOR LEASE

## CORNER UNIT OFFICE/WAREHOUSE

### #102B - 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 Warehouse:	2,365 sq. ft.
Second Floor Office:	<u>1,580 sq. ft.</u>
Total:	3,945 sq. ft.

#### **FEATURES:**

##### Main Floor Office/Warehouse

- 19' clear ceiling heights throughout warehouse area
- Two (2) 10' x 10' grade level loading doors
- 3 phase 100 amp electrical service (to be verified by Tenant)
- Two (2) overhead gas unit heaters
- One (1) handicap accessible washroom

##### 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 South
- One (1) washroom

#### **PARKING:**

Five (5) parking stalls in front of unit including two (2) loading door areas

#### **LEASE RATE:**

\$21.00 per sq. ft. plus GST (or) \$6,903.75 per month plus GST

#### **OPERATING COSTS &**

**PROPERTY TAXES:** \$9.49\* per sq. ft. plus GST (or) \$3,119.84\* month plus GST

*\*Not including Heat and Light*

#### **AVAILABLE:**

May 1, 2026