

**FOR  
LEASE**

**2ND FL. #101 - 418 EAST KENT AVE S.  
VANCOUVER, BC**



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# FOR LEASE

## SECOND FLOOR OFFICE

### 2ND FL. #101 - 418 EAST KENT AVE 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:** 1,580 square feet

**FEATURES:**

- 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:** Two (2) parking stalls

**LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$2,765.00 per month plus GST

#### **OPERATING COSTS &**

**PROPERTY TAXES:** \$9.49\* per sq. ft. plus GST (or) \$1,249.52\* month plus GST

*\*Not including Heat and Light*

**AVAILABLE:** May 1, 2026