

**FOR
LEASE**

**MAIN FLOOR #1 – 9059 SHAUGHNESSY STREET
VANCOUVER, BC**



BRADEN HALL
braden@davieshall.ca
(604) 718-7302

STEVE HALL
steve@davieshall.ca
(604) 718-7317

PETER HALL
PERSONAL REAL ESTATE CORPORATION
peter@davieshall.ca
(604) 718-7303



FOR LEASE
OFFICE/WAREHOUSE
MAIN FLOOR #1 – 9059 SHAUGHNESSY STREET
VANCOUVER, BC

LOCATION:

Shaughnessy Business Park is primely located one block south of Marine Drive and one block east of Oak Street in South Vancouver. Access to downtown Vancouver is extremely efficient via Granville, Oak or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Laing, Oak Street and Knight Street bridges and all points east are easily accessed by Marine Drive. The Cambie Marine Drive Skytrain Station is a short 8 minute walk away.

ZONING: M-2

AREA: 1,093 sq. ft.

FEATURES:

- Corner unit
- Rear Grade level loading
- 100 AMP – three phase power (to be verified by Tenant)
- 10' ceiling height
- Laminate flooring in showroom/office
- One (1) handicap accessible washroom

PARKING: One (1) parking stall behind loading door plus street parking

LEASE RATE: \$24.00 per sq. ft. plus GST (or) \$2,186.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$6.37 per sq. ft. plus GST (or) \$580.20* per month plus GST
**Not including Heat, Light and Management Fees*

UTILITIES: To be paid based on square footage

AVAILABLE: February 1, 2026