

**FOR
LEASE**

**#101 - 8380 ST. GEORGE STREET
VANCOUVER, BC**



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FOR LEASE
OFFICE/WAREHOUSE
#101– 8380 ST. GEORGE STREET, VANCOUVER, BC

LOCATION:

South Vancouver is the Lower Mainland's most strategic Business location. The building is at the intersection of St. George Street and Kent Avenue, just two blocks south of SW Marine Drive and 3 blocks east of Main Street. This location allows for quick access to both the airport and downtown and all other municipalities are conveniently accessible via Highway 99 and Marine Way

ZONING: I - 2

AREA: 2,400 sq. ft.

UNIT FEATURES:

- Private office/showroom area
- Fully air conditioned
- 20 ft. clear ceiling heights
- 9 ft. x 16 ft. grade level loading door
- One (1) private washroom

PARKING: Two (2) parking stalls out back

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$4,400.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$6.49* per sq. ft. plus GST (or) \$1,298.00* per month plus GST
**Not including heat and light*

AVAILABLE: April 1, 2026