

**FOR
LEASE**

**CORNER
OFFICE/SHOWROOM/WAREHOUSE
#133 - 618 EAST KENT AVENUE S.
VANCOUVER, BC**



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FOR LEASE

CORNER OFFICE/SHOWROOM/WAREHOUSE

#133 – 618 EAST KENT AVENUE SOUTH

VANCOUVER, BC

LOCATION:

Rivershore Business Park is primely located in South Vancouver one block south of Marine Drive between Fraser Street and Main Street. This riverfront business park is situated to provide easy access to Downtown Vancouver, Vancouver International Airport and key transportation routes throughout the Lower Mainland. This area is well serviced by public transit and now provides enhanced access for commuters using the Canada Line.

ZONING: M-2 Providing for a broad range of Light Industrial uses

AREA:

Main Floor:	1,883 sq. ft.
Second Floor:	<u>950 sq. ft.</u>
Total:	2,833 sq. ft.

FEATURES:	<u>Main Floor Showroom</u>	<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
	- Lots of windows providing an abundance of natural light	- One (1) rear 10 ft. X 14 ft. grade level loading door	- River views
	- HVAC throughout	- 19 ft. clear ceiling heights	- Air-conditioning
	- Open area reception	- 3 phase 208 volt 100 amp electrical service	- General work area
	- Two (2) private offices	- Tilt up construction	- Two (2) private offices
	- One (1) handicap accessible washroom	- Fully insulated exterior walls and roof	- Fully carpeted
			- Coffee bar and sink
			- One (1) washroom

PARKING: Five (5) parking stalls

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$4,721.67 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$12.16 per sq. ft. plus GST (or) \$2,870.77 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:
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