

**FOR
LEASE**

**OFFICE/WAREHOUSE
#103 – 1520 RAND AVENUE
VANCOUVER, BC**



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FOR LEASE

OFFICE/WAREHOUSE

#103 – 1520 RAND AVENUE

VANCOUVER, BC

LOCATION:

Situated in the prestigious Angus Lands Business District of South Vancouver, this property represents a rare opportunity to be located in one of Vancouver's most desirable, yet affordable business locations. With quick and easy access to all of Metro Vancouver's most strategic business destinations, Downtown Vancouver is only 25 minutes away via Granville Street and Oak Street, the Vancouver International Airport is just minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 and Highway 99 and all locations East via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: I-2 allowing for a multitude of light industrial uses

AREA:

Main Floor Office/Showroom:	842 sq. ft.
Main Floor Warehouse:	472 sq. ft.
Second Floor Office:	<u>440 sq. ft.</u>
Total:	1,757 sq. ft.

FEATURES:	<u>Office/Showroom</u>	<u>Warehouse</u>
	- Fully air-conditioned	- Grade level loading
	- Open area plan	- Fluorescent lighting throughout
	- One (1) private office	- 3 phase 100 amp, 208 volt electrical service
	- Pre-engineered flooring on second floor	- 16' clear ceiling heights
	- Polished natural concrete on main floor	- Fully sprinklered
	- Coffee bar & sink	
	- One (1) washroom	

PARKING: Three (3) reserved parking stalls plus one (1) small stall

OPERATING COSTS &

PROPERTY TAXES: \$12.27* per sq. ft. plus G.S.T. (or) \$1,796.53* per month plus G.S.T.
**Including management fee/Excluding heat and light.*

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$3,074.75 per month plus GST

AVAILABLE: November 1, 2026

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

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