



**FOR LEASE
OFFICE WAREHOUSE SPACE
FORESHORE BUSINESS PARK
#115 & #116 - 408 EAST KENT AVENUE SOUTH, VANCOUVER, B.C.**



LOCATION: *Foreshore Business Park* is primely located in South Vancouver. The property is located between Main Street and Fraser Street with direct frontage on the Fraser River. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL	Downtown Vancouver	15 minutes
DISTANCES:	Vancouver International Airport	5 minutes
	U.S. Border	30 minutes

UNIT AREA:	Main Floor Showroom/Office	1,070 sq. ft.
	Main Floor Warehouse	<u>1,330 sq. ft.</u>
	TOTAL	2,400 sq. ft.

UNIT FEATURES:

**MAIN FLOOR
SHOWROOM/OFFICE**

- * Air Conditioning
- * Seven (7) private office
- * Coffee bar and sink
- * Blinds in windows
- * One (1) washroom

**MAIN FLOOR
WAREHOUSE**

- * 19' ceiling heights
- * 2 Rear grade level loading
- * Three (3) phase power 100 amp services
- * Skylight in warehouse plus four (4) windows for natural light

ZONING: I-2 light industrial providing for a broad range of distribution, service and light industrial uses.

STRATA FEE: \$320.00 per month

PROPERTY TAXES - 2009: \$830.00 per month

LEASE RATE: \$3,670.00 per month plus H.S.T.

**FOR MORE INFORMATION PLEASE CONTACT
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