



**FOR SUB- LEASE**

**SOUTH VANCOUVER INDUSTRIAL CENTRE  
1529 E. KENT AVENUE N., VANCOUVER, B.C.**



**LOCATION:** The subject property is located in South Vancouver, half a block South of Marine Drive, directly adjacent to the Knight Street Bridge. This property enjoys excellent East/West access via Marine Drive and Marine Way. Downtown can be accessed via Knight Street, Oak Street and Granville Street while the Vancouver International Airport can be directly accessed via the Knight Street or Arthur Laing Bridges.

**AREA:** Warehouse 975 square feet  
Main floor office 500 square feet  
TOTAL: 1,475 square feet

- FEATURES:**
- \* 19' clear ceiling height
  - \* Grade level loading
  - \* 3 phase, 208 volt, 100 amp electrical service
  - \* Fully Sprinklered
  - \* Kitchenette
  - \* 2 parking stalls and 1 loading door
  - \* Excellent glazing

**ZONING:** I-2

**LEASE RATE:** \$12.00 per sq. ft. (\$1,475.00 per month – Net) plus H.S.T.

**OPERATING COSTS & TAXES:** \$435.00 per month (excludes heat, light and gas)

**FOR MORE INFORMATION, PLEASE CALL  
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