



**FOR LEASE**  
**SHAUGHNESSY BUSINESS PARK**  
**9133 Shaughnessy Street, Vancouver, B.C.**



**LOCATION:** Shaughnessy Business Park is primely located on Shaughnessy St. one block south of Marine Drive in South Vancouver. Access to Downtown Vancouver is extremely efficient via, Granville, Oak or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Lang and Oak Street bridges and all points are easily accessed by Marine Drive and Marine Way.

**AREA:**

Main Floor	1,320 square feet
Second Floor	<u>400</u> square feet
Total:	1,720 square feet

**FEATURES:**

- \* Front office/front load
- \* Corner street front location
- \* Concrete tilt up construction
- \* 18' clear ceiling height in warehouse
- \* Two (2) washrooms
- \* Finished second floor office

**ZONING:** I-2

**OPERATING COSTS & TAXES:** \$3.67 per sq. ft. (\$525.79 per month)

**LEASE RATE:** \$10.00 per sq. ft. (\$1,433.33 per month)

**FOR FURTHER INFORMATION PLEASE CONTACT**  
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