

FOR LEASE

CLIVEDEN WEST BUSINESS CENTRE
1585 & 1595 CLIVEDEN AVENUE • DELTA, BC



**PROFESSIONALLY
MANAGED BY**

Morguard
Real Estate Potential. Realized.

CLIVEDEN AVENUE

23'6" CLEAR CEILING HEIGHT
RARE SMALL BAYS WITH DOCK LEVEL LOADING DOORS

LOCATION

Cliveden West Business Centre is strategically located on the western side of Annacis Island, north of Cliveden Avenue, between Fosters Way to the west and Hampstead Close to the east. The Property provides excellent access to the Alex Fraser Bridge, Highway 91, the Queensborough Bridge, River Road and the South Fraser Perimeter Road.

BUILDING FEATURES

- 23'6" clear ceiling height
- Dock level loading (1 dock per unit)
- Excellent location with good exposure
- Easy access
- 3 Phase 60A/600V power supply to each unit
- Professionally managed
- I2 Medium Impact Industrial Zoning

AVAILABLE UNITS

1595 CLIVEDEN AVE - UNIT 7

Ground Floor

LEASED

Available Immediately

1595 - CLIVEDEN AVE - UNIT 6

Ground Floor 2,825 SF

Second Floor 600 SF

Total 3,425 SF

Available immediately

ASKING RATE

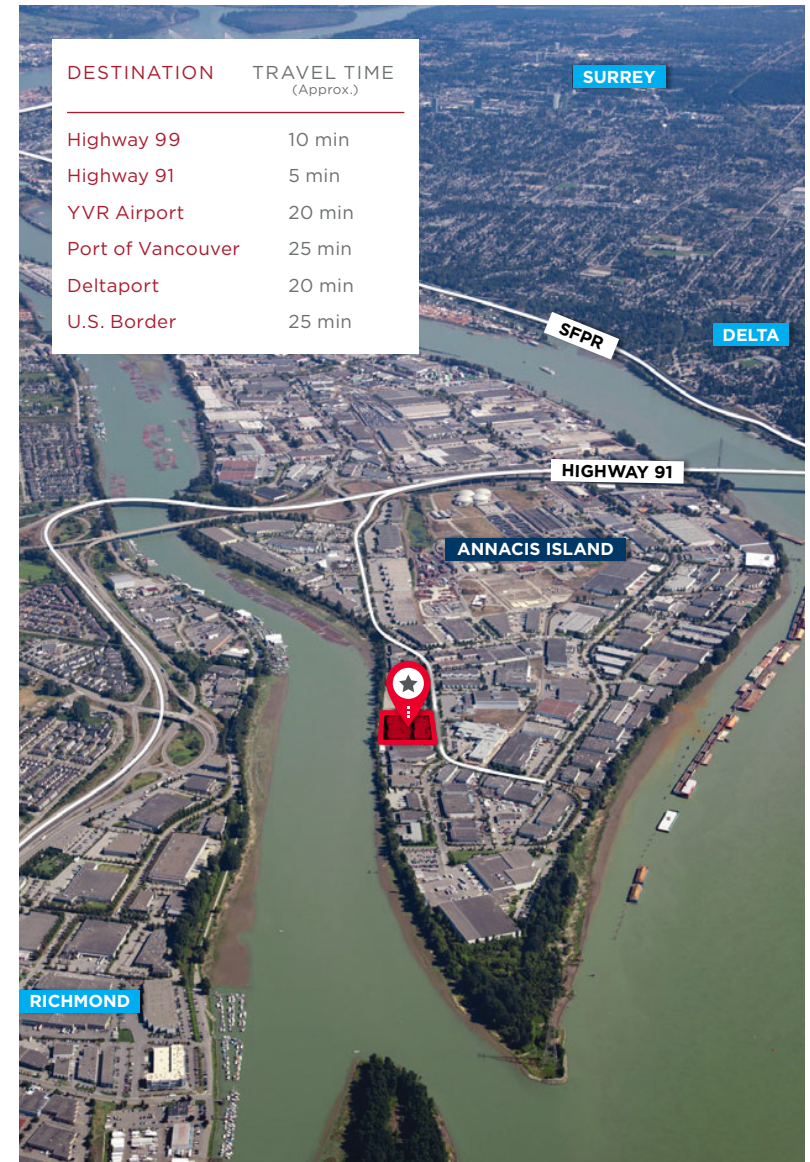
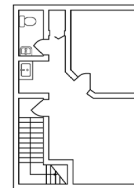
Please contact listing agents

ADDITIONAL RENT

\$8.64 PSF per annum (Estimated 2025)



UNIT 6
Second
Floor Office



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