

**FOR LEASE**

# 1,234 RSF

## SPACE AVAILABLE IMMEDIATELY

### Key Features

- Opportunity to lease brand new shell condition unit on 3rd floor of the Marine Landing building
- Build your space to suite your business needs
- Located in the heart of the South Vancouver within walking distance of the Marine Skytrain Station stop
- A short drive to the Vancouver International Airport
- Flexible Light Industrial (I2) zoning
- Amenities include rooftop patio with BBQ and firepit, rec area and sweeping views of the Lower Mainland
- Complete gym with cardio equipment and weights; changerooms with private showers/lockers
- End of trip facilities include bike washdown bay, minor repairs bench and secure bike storage

### Unit Size

1,234 RSF

### Clear Height

13'

### Loading

Two (2) Freight Elevators

### Power

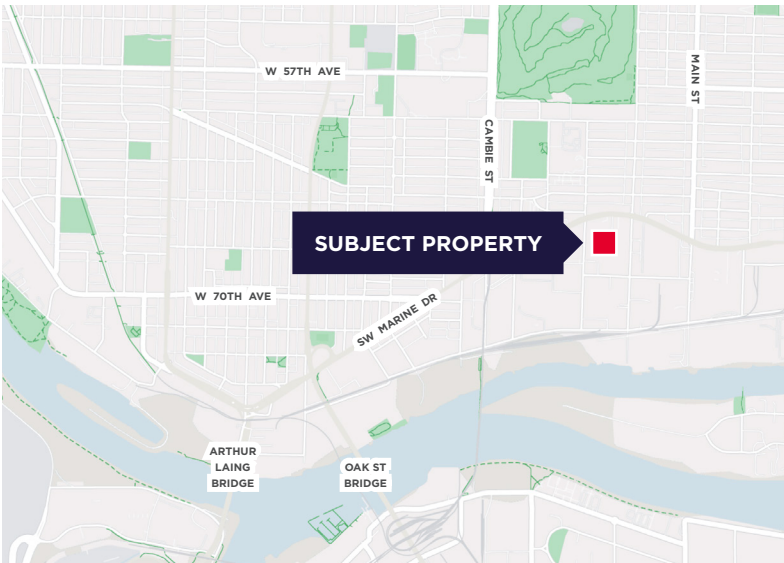
100 Amp Service, 3-Phase Panel

### HVAC

Fan Coil for Heating/Cooling

### Parking

One (1) Parking Stall in Underground Garage



## BASE RENT

Negotiable - Please Contact Listing Agents

## ADDITIONAL RENT

Estimated at \$10 PSF