

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**

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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

ASKING RATE

Please contact listing agents

ADDITIONAL RENT

CAM: \$5.06 PSF, per annum

Tax: \$3.67 PSF, per annum

Total \$8.73 PSF, per annum (estimated 2026)

AVAILABLE UNIT

1595 - CLIVEDEN AVE - UNIT 6

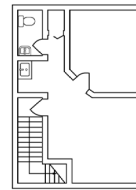
Ground Floor ±2,825 SF

Second Floor ±600 SF

Total 3,425 SF

Available immediately

UNIT 6
Second Floor
Office



UNIT 6
Main Floor

AVAILABLE UNIT

1585 - CLIVEDEN AVE - UNIT 8

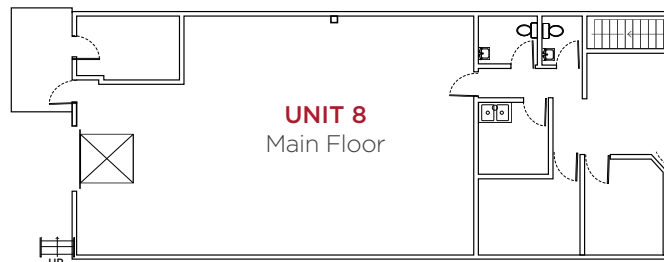
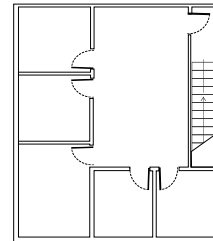
Ground Floor ±2,550 SF

Second Floor ±1,060 SF

Total 3,610 SF

Available immediately

UNIT 8
Second Floor
Office



UNIT 8
Main Floor



DESTINATION

TRAVEL TIME (approx)

Highway 99	10 min
Highway 91	5 min
YVR Airport	20 min
Port of Vancouver	25 min
Deltaport	20 min
U.S. Border	25 min