



FOR SALE OR 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

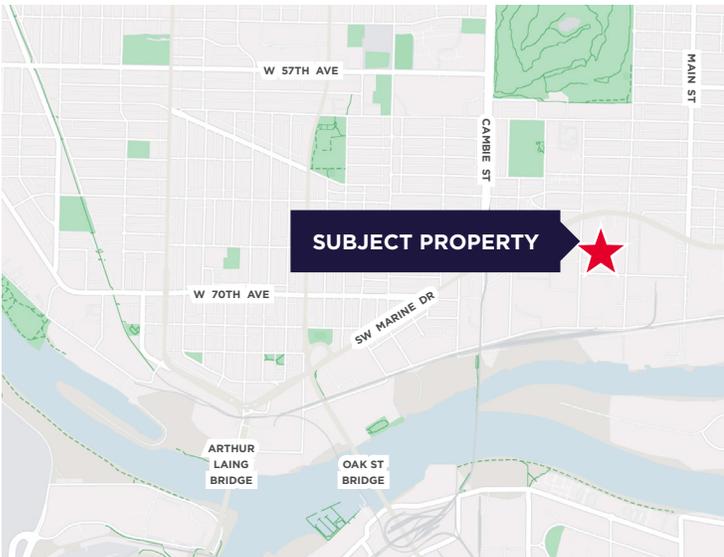
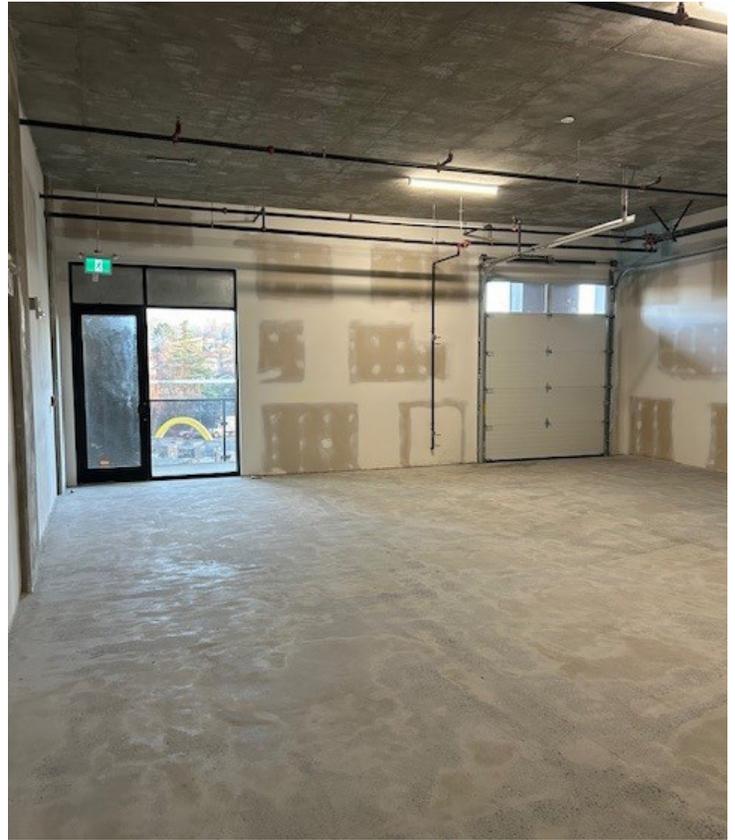
100 Amp Service, 3-Phase Panel

HVAC

Fan Coil for Heating/Cooling

Parking

One (1) Parking Stall in Underground Garage



PROPERTY DETAILS



BASE RENT

\$22.00 PSF, per annum



ADDITIONAL RENT

Estimate \$12.00 PSF, per annum



ASKING PRICE

\$815,000

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