

UNIT 220 - 9123 BENTLEY STREET

VANCOUVER, BC



FOR LEASE

NEWLY BUILT & RENOVATED WATERFRONT INDUSTRIAL/OFFICE



OVERVIEW

Located in the newly built Riverworks project in South Vancouver, this riverfront industrial/office second-floor unit features 1,685 SF of fully enclosed space, with its own kitchen (fridge, dishwasher, stovetop, and microwave), washroom with shower, ceiling fans, polished concrete floors, and acoustic wall panels. The unit is accessible via an internal staircase and a second-floor balcony pathway, which also connects to a shared external freight and passenger elevator, allowing for supplementary storage use in addition to conventional office use. Expansive glazing ensures abundant natural light throughout, creating a bright and inviting workspace.

PROPERTY HIGHLIGHTS



Expansive glazing
maximizing natural light



Shared rooftop amenity area with mountain views to the north, unobstructed river views to the south, plus common end-of-trip facilities including lockers, washrooms, and showers



Shared external freight and passenger elevator leading to a second-floor balcony pathway, allowing for supplementary storage



Newly renovated with high-end finishes throughout. Improvements by the Landlord include a kitchenette, washroom with shower, ceiling fans, polished concrete floors, and acoustic wall panels.

FLOORPLAN

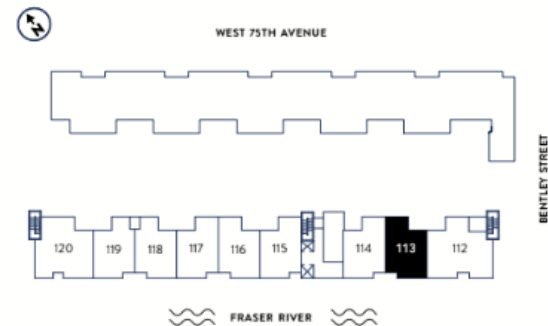
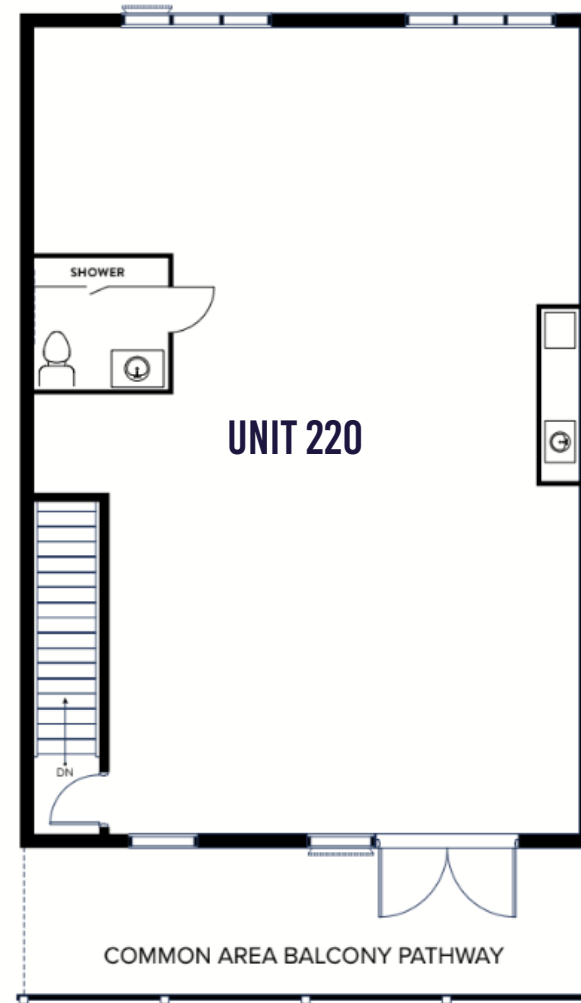


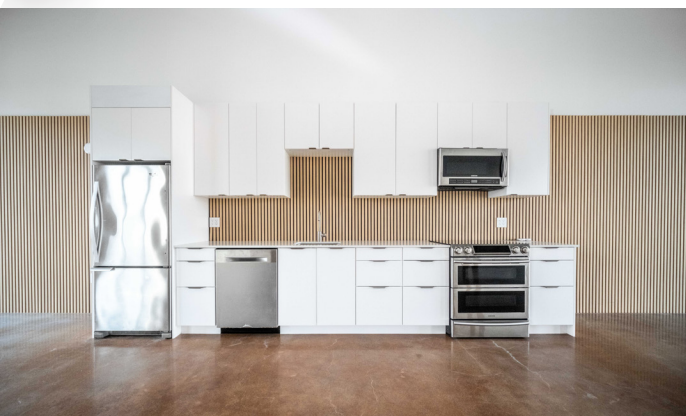
SALIENT DETAILS

UNIT 220

LEASABLE SIZE	±1,685 SF
PARKING	2 stalls: 1 in front of the building and 1 in the rear
ZONING	I2
BASIC RENT	Contact Listing Agents
ADDITIONAL RENT	\$13.39/SF

Listing-Specific Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important. Floorplan is for illustration purposes only.





COMMON AREA FACILITIES

Shared external freight and passenger elevator, a rooftop amenity area with mountain and river views, and end-of-trip facilities.



Rooftop Amenity Area



Common area second floor balcony pathway

LOCATION

South Vancouver

The subject property is situated along the Fraser River waterfront, adjacent to Milltown Marina, Milltown Bar & Grill, and a beachfront park, with the Arbutus Greenway and a nearby residential community enhancing its convenience and appeal. Close to Vancouver International Airport, Marine Drive SkyTrain Station, and downtown Vancouver, it offers convenient access to all areas of the Lower Mainland and the U.S. border via SW Marine Drive, Arthur Laing Bridge, Oak Street Bridge, and major highways.



DRIVE TIMES

LOCATION	MINUTES
Marine Drive Station	6 mins
YVR Airport	7 mins
Oak Street Bridge	14 mins
Downtown Vancouver	23 mins



89

WALK SCORE
WALKER'S PARADISE



85

BIKE SCORE
BIKER'S PARADISE



NEARBY AMENITIES

- | | |
|--------------------------------------|---------------------------------|
| 1. MARPOLE OAKRIDGE COMMUNITY CENTRE | 8. MCARTHURGLEN DESIGNER OUTLET |
| 2. LANGARA LAKE | 9. CAFE DE L'ORANGERIE |
| 3. SUBWAY | 10. MARINE DRIVE STATION |
| 4. SAFEWAY | 11. T&T SUPERMARKET |
| 5. BCLIQUOR STORE | 12. REAL CANADIAN SUPERSTORE |
| 6. HO YUEN CAFE | 13. CANADIAN TIRE |
| 7. MILLTOWN MARINA | 14. BEST BUY |

For more information, please contact:

MATTHEW HO

Personal Real Estate Corporation
Associate Vice President
+1 604 608 5935
matthew.ho@cushwake.com

STEVEN LAM

Personal Real Estate Corporation
Associate Vice President
+1 604 608 5929
steven.lam@cushwake.com

Cushman & Wakefield
Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1

