FOR LEASE

GLENWOOD COMMERCE CENTRE

UNIT 320 | 6165 HIGHWAY 17A | DELTA, BC



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PROPERTY FEATURES

LOCATION

Glenwood Commerce Centre is located slightly northwest of Highway 99's Ladner Interchange, just south of the George Massey Tunnel and adjacent to the new Delta Hotels Casino, Resort & Spa, with access off 60th Avenue. Highway 99 offers excellent access to Richmond, YVR and downtown Vancouver. Highway 17A offers direct access to the Deltaport Container Terminal, BC Ferries Tsawwassen Terminal, River Road, Tilbury, RiverPointe, Riverway and Nordel Business Parks and the Alex Fraser Bridge.

AVAILABLE AREA

Unit 320 second floor office space: 2,247 SF

Second floor office space suitable for a variety of office applications. This unit has its own private entrance. Incredible views! For interior photographs and a floor plan, please contact the Listing Brokers.

FEATURES

- Quality tilt-up concrete construction
- Fully air-conditioned with four private offices,
- board room and lunchroom, all with glazing
- An open area suitable for workstations
- Abundant free parking, restaurant on site
- Public transit curbside

LEASE RATE

Net Rent ($14.50 PSF)	$2,715.13
Taxes & Op Costs ($10.52 PSF*)	1,969.87
Monthly Rent (before GST)	**$4,685.00**

**Est. fiscal 2027 plus 3% management fee on gross rent*

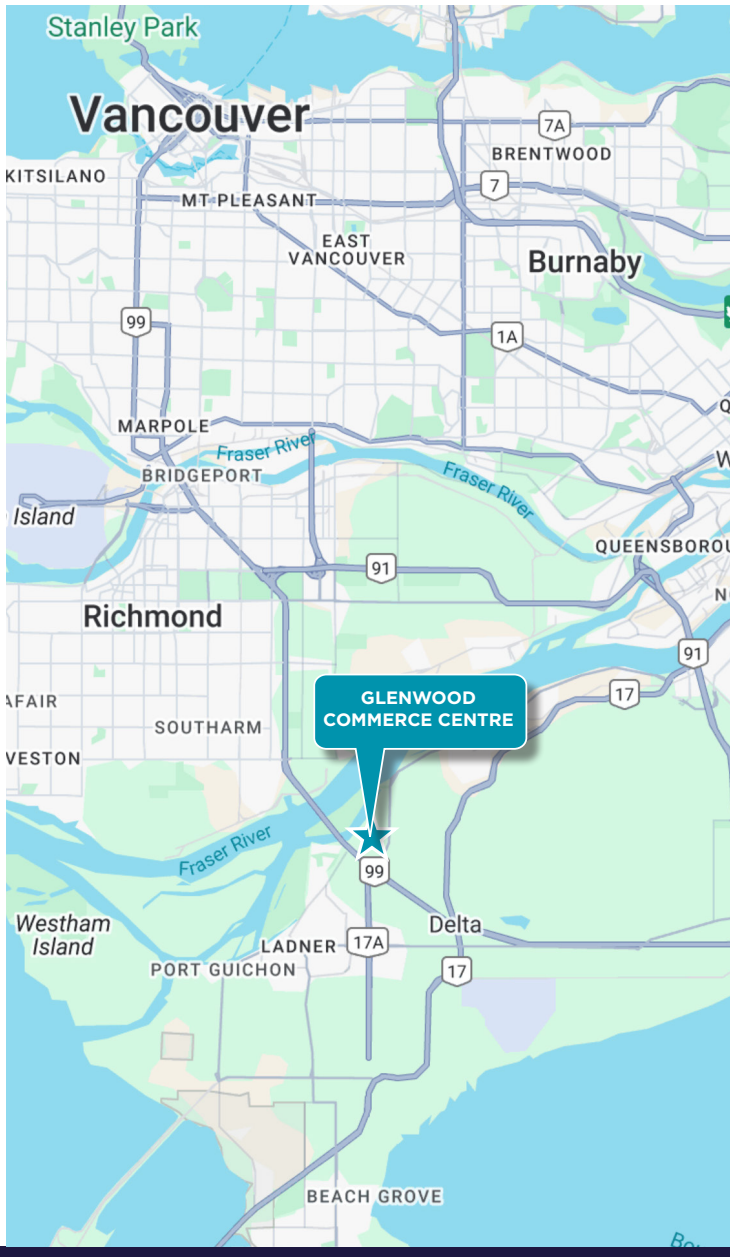
ZONING

Comprehensive Development Zone No. 239 allowing a wide variety of warehouse,manufacturing, distribution, office and retail uses.

AVAILABLE

January 1, 2027





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