



FOR LEASE

Southbridge Business Park

310 - 366 East Kent Avenue South, Vancouver BC

Opportunities available in a professionally managed and excellently maintained business park in South Vancouver.

- Close proximity to YVR, Downtown Vancouver, and all major highway via Knight Street
- Conveniently located in the mature and sought-after commercial area of South Vancouver, just south of Marine Drive
- Well-appointed office spaces offering a mix of open plan and private offices

WESGROUP

Accelerating success.

Matt Smith
Senior Vice President

Personal Real Estate Corporation
+1 604 661 0835
matt.smith@colliers.com

Christian Nonni
Associate, Industrial

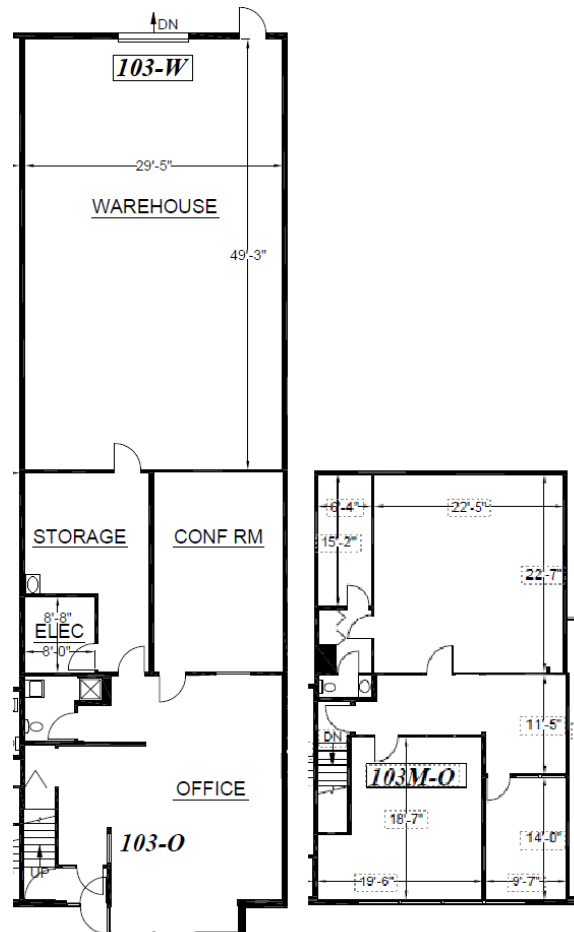
+1 604 662 2664
christian.nonni@colliers.com



Current Availability

334 East Kent Avenue - Unit 103	
Main Floor Office	1,487 SF
Second Floor Office	1,484 SF
Warehouse	1,522 SF
Total Area	4,493 SF
Available	August 15, 2021

Unit 103 - 334 East Kent Avenue Floor Plan



Property Features

- Professionally managed and owned by Wesgroup
- 1 dock loading door per unit
- 18' clear ceiling heights
- Gas fired heaters
- 3-phase electrical power
- Private offices
- Open plan office space on the second floor
- Washrooms on 2 levels in Unit 103
- Security alarm installed in Unit 103
- Kitchen and lunchroom



Opportunity

To lease industrial space in the professionally managed and maintained Southbridge Business Park in South Vancouver.

Location

Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is just south of Marine Drive and is in-between Main Street and Fraser Street. The South Vancouver market is a highly sought after area and is home to numerous multi-national and national corporations thanks to its close proximity to YVR Airport, Downtown Vancouver and quick access to Richmond and all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain line.



Zoning

M2 - General Industrial District permitting a wide range of industrial uses including manufacturing, warehousing, wholesaling, distribution, assembly, and related office functions.

Basic Lease Rate

\$15.95 per square foot net, per annum

Operating Costs & Taxes (2021)

\$6.95 per square foot, per annum



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