

**404 - 11861 88 AVENUE, DELTA**

**WELL IMPROVED OFFICE SPACE WITH 6 PRIVATE OFFICES**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Functional purpose-built office: ideal for medical office, law firm, accounting practice, financial service, operator requiring 6 private offices. Tenant mix includes Ministry of Children & Family, Boys and Girls Club, Family Physicians, Eye Physician, WorkBC Centre.

## ANCHOR TENANTS



WorkBC

## PROPERTY HIGHLIGHTS



Well improved office space with 6 private offices



Secure and professional building



Located in an amenity rich neighbourhood



Tenant incentives, inquire to learn more



### SIZE

+/- 2,032 SQFT



### PARKING

4 designated stalls +  
secure stalls for rent



### ZONING

C1 - Core Commercial



### BASIC RENT

\$22.00/FT



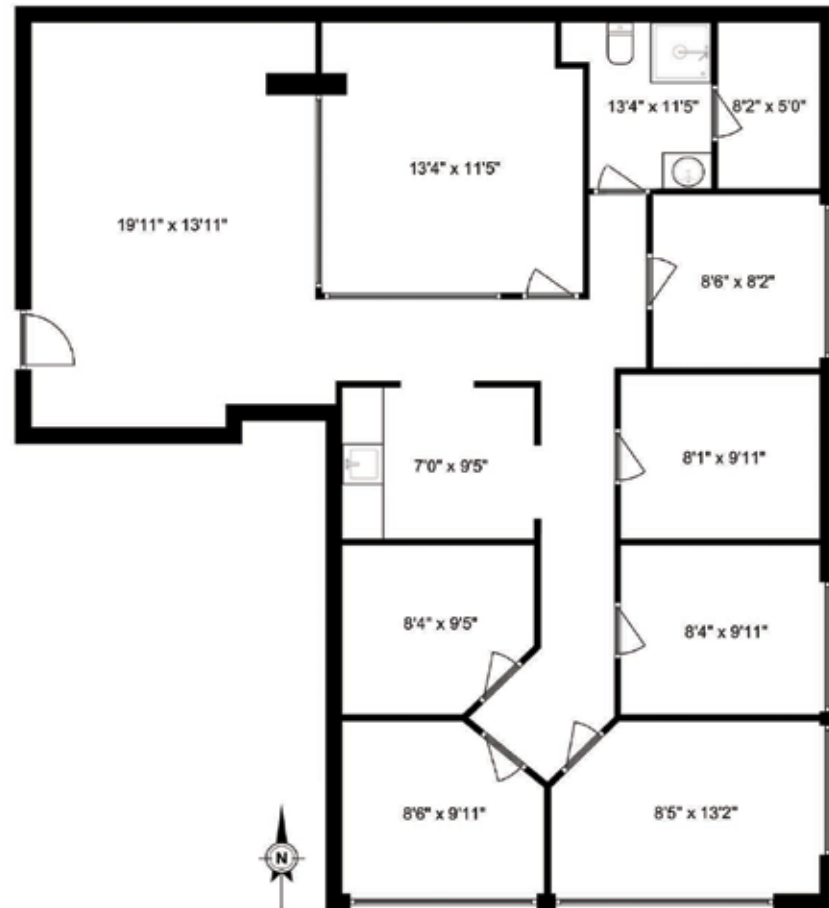
### ADDITIONAL RENT

\$13.54/FT (2024 est.)

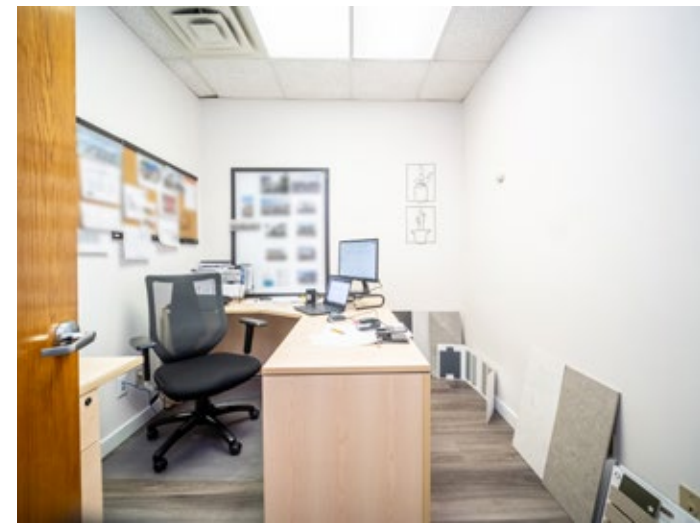
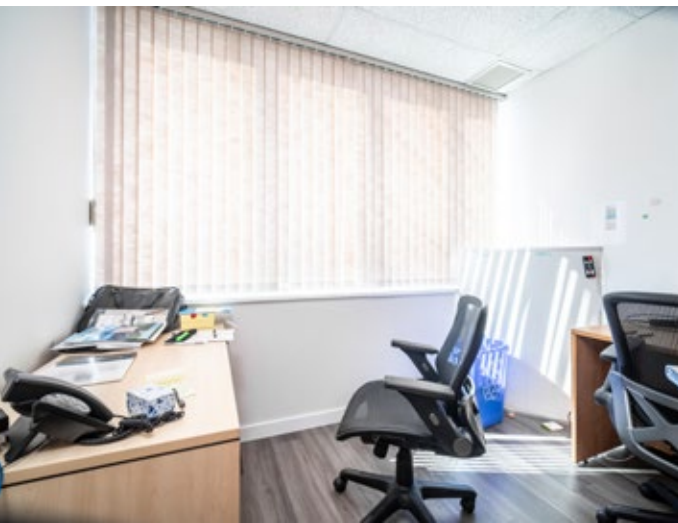


### MONTHLY RENT

\$3,725.33 + GST



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





## LOCATION & TRANSIT

Professional building located Northwest of the high traffic intersection 120 Street and Nordel Way. This area benefits from huge traffic counts and provides quick and easy access to several major traffic arteries including the King George Blvd, the Pattullo Bridge and Hwy #91.

Bus stop within 600 meters, direct connection to SkyTrain station.

## FOR MORE INFORMATION CONTACT

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