

# FOR LEASE

## 8480 GRANVILLE ST.

### HIGH EXPOSURE EASY ACCESS



## CONTACT

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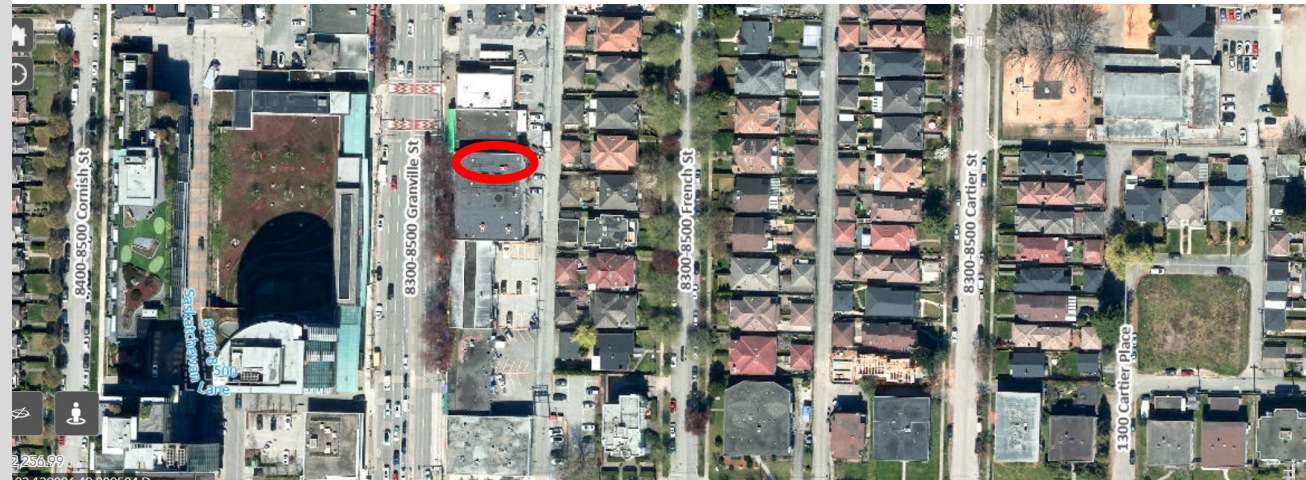



## LOCATION

Located in Marpole,  
120 meters North of Granville St and  
West 70<sup>th</sup> Avenue

Minutes away from YVR and SW  
Marine Drive.

Transit route along Granville St.



 8480 Granville St.

E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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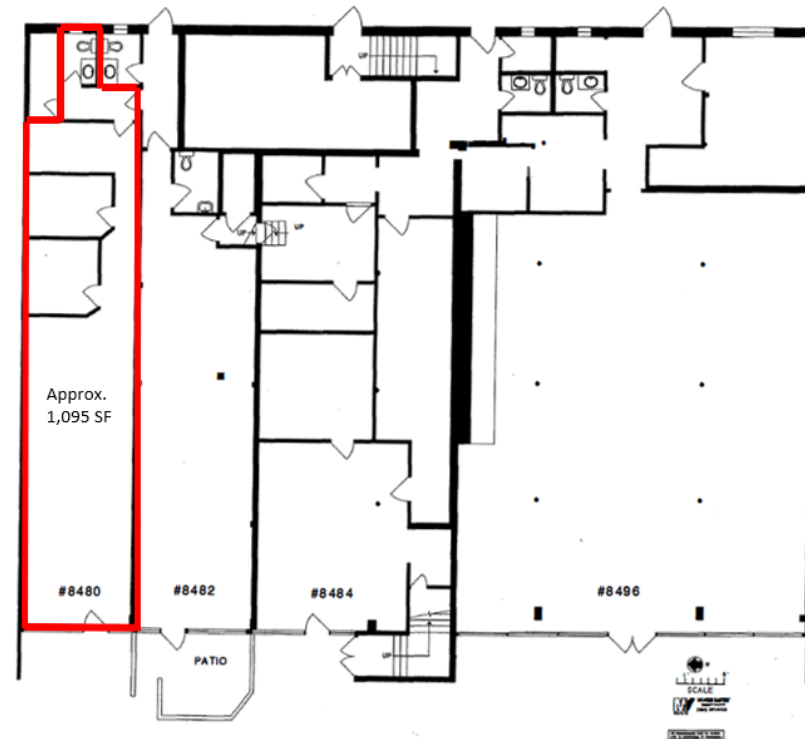


## BUILDING FEATURES

- Highly accessible
- Very good exposure
- Rear visitor's parking

## AVAILABLE SPACE

Approximately 1,095 SF



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## RENTAL RATE

\$60 PSF (Gross Rent)

Rent includes realty property taxes as if levied and share of common area expenses

Tenant responsible for utilities and own outgoings

Commission: Courtesy to a duly Licensed Agent who brings the Tenant to the Landlord; commission paid upon Tenant opening for business

## ZONING

C-1



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