

**FOR LEASE**

# 2nd Floor Office Unit

9527 - 9535 120th Street (Scott Rd) Delta, BC

- » Currently Improved four offices, reception and kitchenette
- » Transit oriented with wide ranging amenities
- » Exposure to Scott Road
- » Signage and parking available



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**Macdonald**  
COMMERCIAL

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INTERNATIONAL

# FOR LEASE

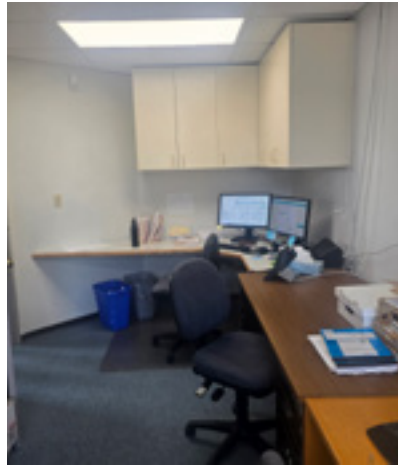
## 2nd Floor Office Unit

Macdonald Commercial is pleased to present the opportunity to lease second-floor office space on Scott Road, a high-traffic corridor with plenty of foot traffic and a wide range of amenities. The space is fully improved and suitable for various professional uses.



### LOCATION OVERVIEW

The property is located in a rapidly growing area of Scott Road in Delta. This prime location offers a wide range of amenities and convenient access to shopping, transit, and high traffic flow. It is also in close proximity to key transit hubs, various shopping and dining options, and major arterial roads.



### PROPERTY SUMMARY

#### Address

9535 120th Street (Scott Rd) Delta, BC

#### Property Use

Office

#### Size

1,500 sq. ft. (approx.)

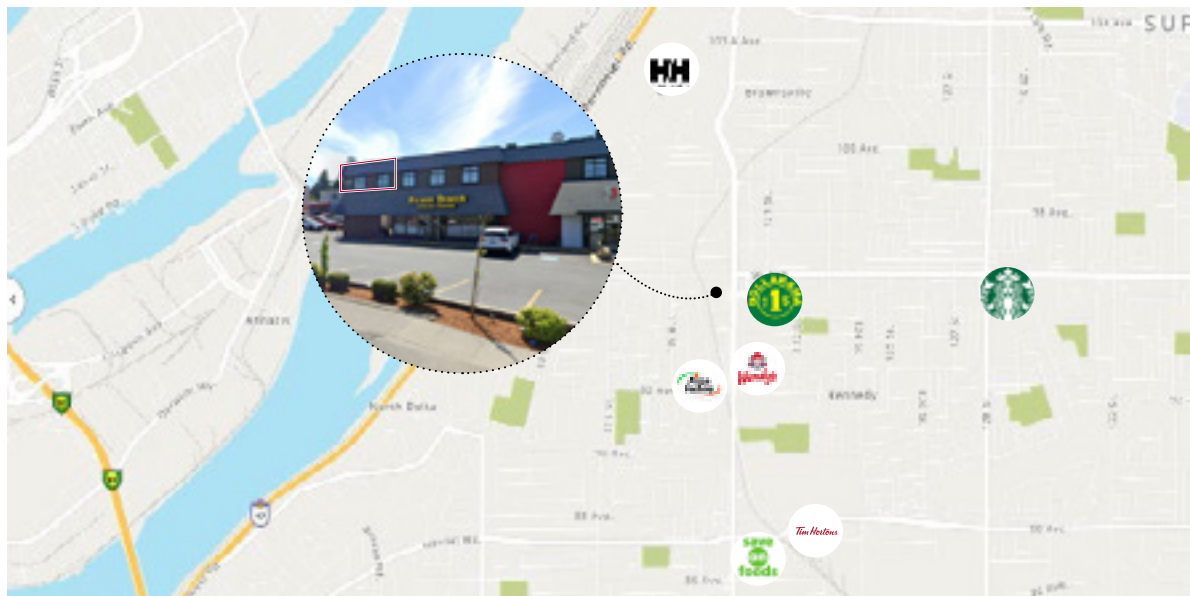
#### Zoning

C1 Core Commercial- Contact the listing agent for a copy of the zoning by-laws

#### Monthly Gross Rent

**\$3,500 per month**

plus GST



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.