



# FOR LEASE

## DELTA MEDICAL ARTS BUILDING

Unit 202 – 8425 120 Street  
Delta, BC

1255 square feet Office Space Available

### **Vic Sandhar**

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INTERNATIONAL



# UNIT 202

## 8425 120 STREET

Delta, BC

### PROPERTY SUMMARY

#### UNIT SIZE

1255 square feet

#### TYPE

Office Space

#### PARKING

Reserved parking stalls and visitor parking available \*

#### ADDITIONAL RENT

\$11.00 per square foot (2025)

#### LEASE RATE

\$30.00 per square foot (net)

### LOCATION

The Delta Medical Arts Building is located directly on the northwest corner of 84th Avenue and 120th Street in North Delta, BC. This location provides excellent access to public transit and is located directly on the Delta side of 120th Street (Scott Road), one of the busiest thoroughfares in the area.

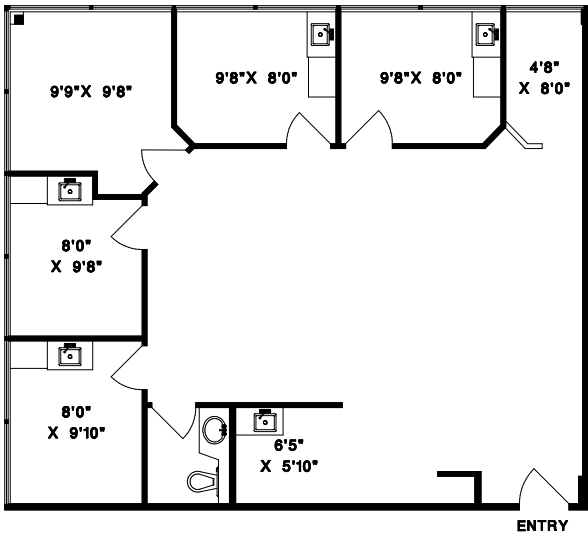
### FEATURES

- » Excellent location situated directly on 120th Street (Scott Rd)
- » Great access to public transit
- » 1255 square feet office space available
- » Reserved parking stalls and visitor parking available  
*\*extra parking may be available, contact Listing Agent to discuss*
- » Non-medical office uses now permitted

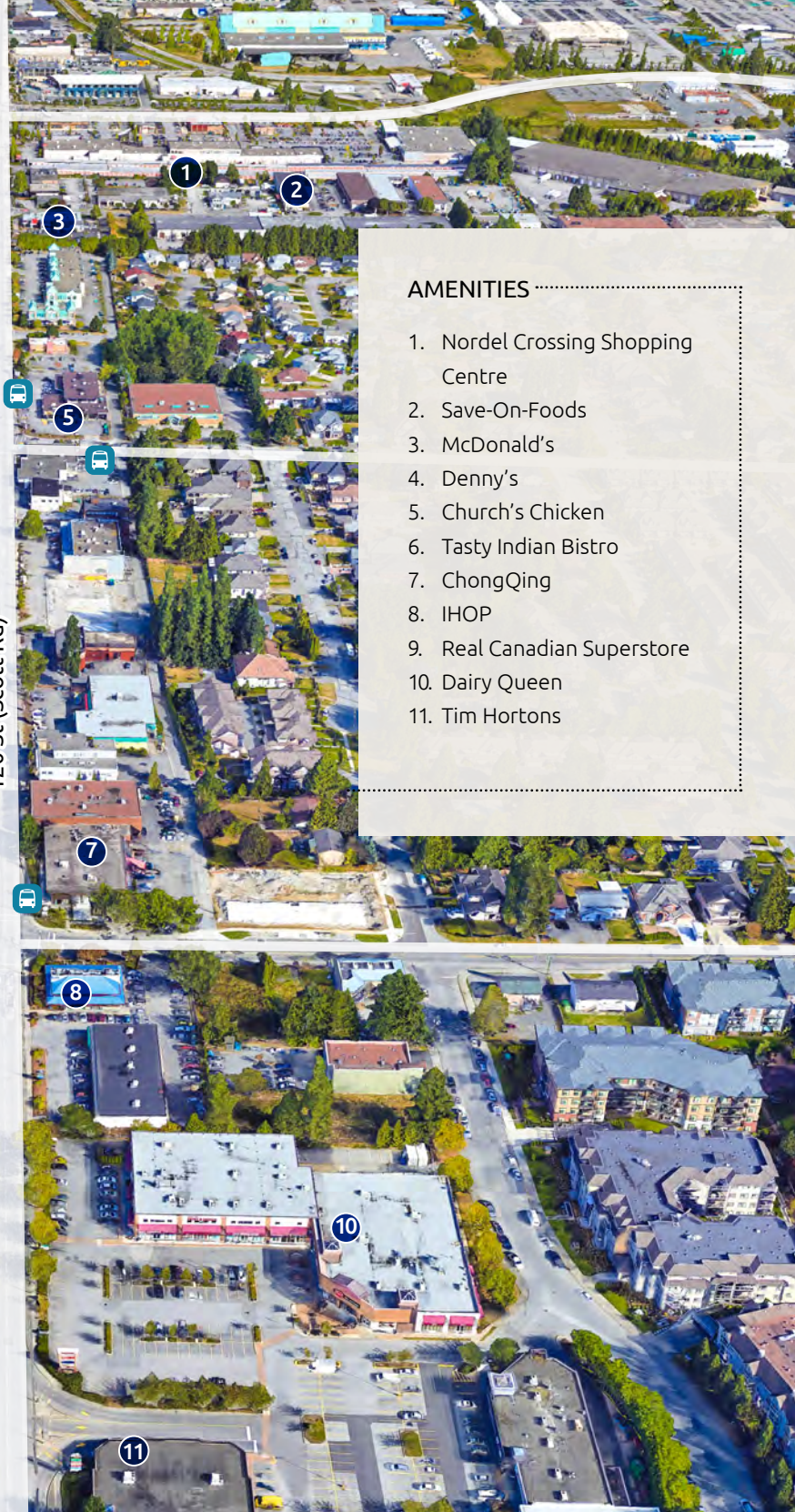
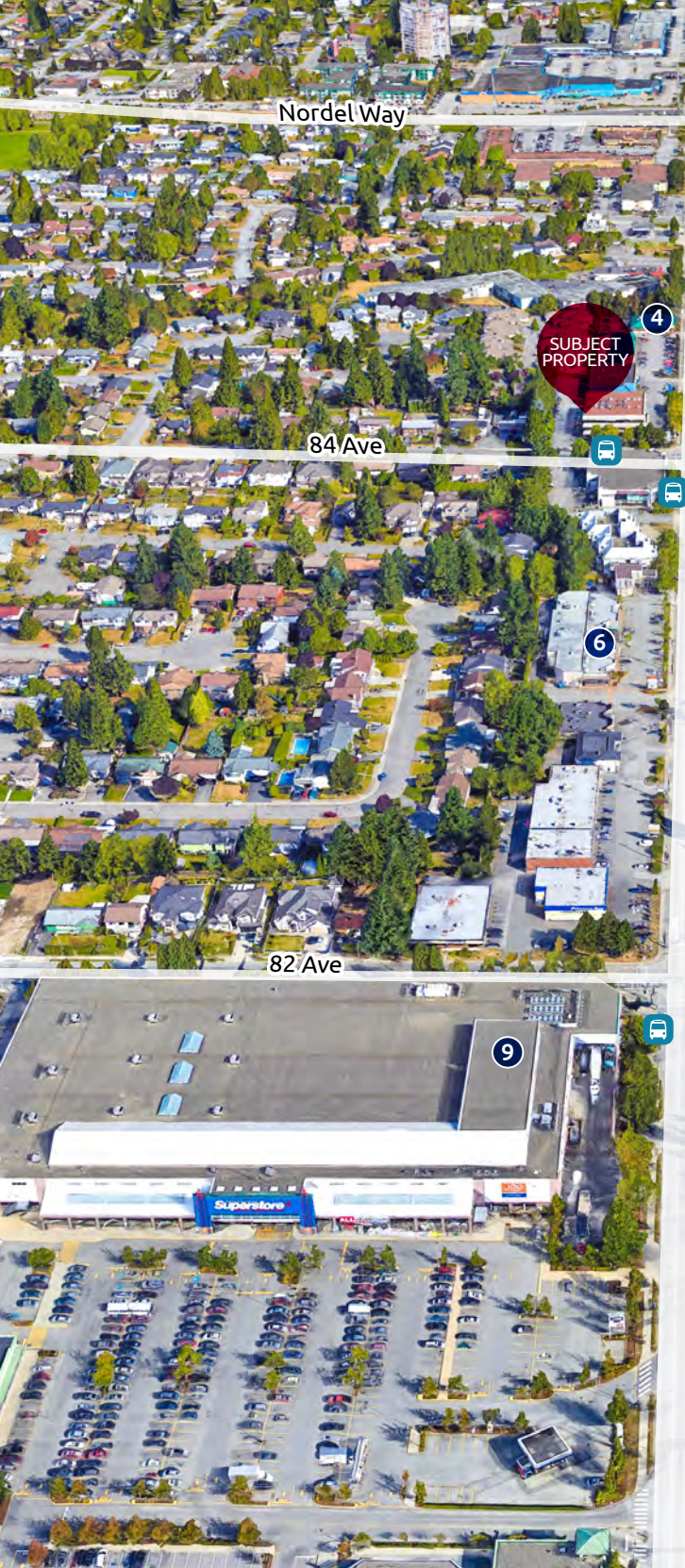


## FLOOR PLAN

Unit 202  
1255 square feet







#### AMENITIES

1. Nordel Crossing Shopping Centre
2. Save-On-Foods
3. McDonald's
4. Denny's
5. Church's Chicken
6. Tasty Indian Bistro
7. ChongQing
8. IHOP
9. Real Canadian Superstore
10. Dairy Queen
11. Tim Hortons

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