

**FOR
LEASE**

**#105 – 8828 HEATHER STREET
VANCOUVER, BC**



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FOR LEASE
OFFICE/WAREHOUSE
#105 – 8828 HEATHER STREET
VANCOUVER, BC

LOCATION:

Bright, spacious unit centrally located in South Vancouver on Heather Street, ½ block south of Marine Drive and a short walk to the Marine Drive Skytrain Station. Access to downtown Vancouver is extremely efficient via Granville Street, Oak Street and Cambie Street. Vancouver International Airport, Richmond and the United States border are directly accessible via the Arthur Laing Bridge and the Oak Street Bridge. All points east are easily accessible via Marine Way, the Knight Street Bridge and Highway 91.

ZONING: I2 - allowing a wide variety of light industrial uses

AREA: Main Floor Office/Warehouse: 1,344 square feet
Second Floor Office: 534 square feet
Total: 1,878 square feet

FEATURES:

Main Floor Office/Warehouse

- Abundance of natural light
- 8' to 18' clear ceiling heights
- 3 phase, 100 amp electrical service
- One (1) grade level loading door
- Coffee bar and sink
- One (1) washroom

Second Floor Office

- Abundance of natural light
- Two (2) private offices
- Open area plan
- Pre-engineered flooring
- T-bar ceiling
- Fluorescent lighting

PARKING: Four (4) parking stalls: one (1) out front of unit and three (3) behind unit including loading area plus two (2) visitor stalls out front

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,130.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$9.98 per sq. ft. plus GST (or) \$1,561.87 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:
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