

**FOR  
LEASE**

**1546 RAND AVENUE  
VANCOUVER, BC**



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# FOR LEASE

## OFFICE / WAREHOUSE

### 1546 RAND AVENUE, VANCOUVER, BC

#### **LOCATION:**

Situated in the prestigious Angus Lands Business District of South Vancouver, this property represents a rare opportunity to be located in one of Vancouver's most desirable, yet affordable business locations. With quick and easy access to all of Metro Vancouver's most strategic business destinations, Downtown Vancouver is only 25 minutes away via Granville Street and Oak Street, the Vancouver International Airport is just minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 and Highway 99 and all locations East via Marine Way, Highway 17 and the Trans-Canada Highway.

**ZONING:** I - 2

<b><u>UNIT AREA:</u></b>	Main Floor Warehouse:	1,158 sq. ft.
	Second Floor Office:	<u>537 sq. ft.</u>
	Total:	1,695 sq. ft.

<b><u>FEATURES:</u></b>	<u>Main Floor Warehouse</u> <ul style="list-style-type: none"><li>- Newly painted floors, walls and ceilings</li><li>- 8' x 8' front grade level loading</li><li>- Electric garage door opener</li><li>- 22' clear ceilings</li><li>- 3 phase 100 amp electrical service</li><li>- Large skylight</li><li>- Ceiling fan</li><li>- New LED lighting</li><li>- Two (2) heaters</li><li>- One (1) AC heat pump wall mounted mini split system</li><li>- New baseboard heaters</li><li>- Coffee bar &amp; sink</li><li>- One (1) washroom</li></ul>	<u>Second Floor Office</u> <ul style="list-style-type: none"><li>- Open work area</li><li>- New laminate flooring throughout</li><li>- Large windows providing an abundance of natural light</li><li>- Ceiling fan</li><li>- AC Heat mini split system</li><li>- New baseboard heating</li><li>- New LED Lighting</li><li>- Newly painted walls and ceiling</li></ul>
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**PARKING:** Three (3) parking stalls including loading door

**LEASE RATE:** \$21.00 per sq. ft. plus GST (or) \$2,966.25 per month plus GST

#### **OPERATING COSTS &**

**PROPERTY TAXES:** \$9.88\* per sq. ft. plus GST (or) \$1,395.55\* per month plus GST  
*\*Not including Heat and Light*

**LEASE TERM:** One (1) year with one (1) year option or two (2) year term

**AVAILABLE:** Immediately