

117 – 6951 72 Street, Delta BC

Fully Improved Office Space

Office Size: 3,350 SF

Separate HVAC System

Large Windows

Ample of Parking

5 Bathrooms & 2 Kitchenettes

For Lease



117 | 6951 72 Street, Delta

Office Space for Lease at 6951 72 Street – Tilbury West Corporate Centre Discover a rare opportunity to lease fully improved office space in the prestigious Tilbury West Corporate Centre at 6951 72 Street, Delta, BC. This professionally built-out unit offers a bright and functional layout with abundant natural light, a dedicated HVAC system, and ample on-site parking for staff and visitors. Located in one of Delta's most sought-after business parks, this property provides excellent accessibility via major transportation routes including Highway 91, Highway 99, and the South Fraser Perimeter Road.

Zoning Uses:

The Medium Impact Industrial (I2) zone permits a wide range of office and industrial uses including general warehousing and distribution, manufacturing, cold storage, assembly, wholesaling, courier and distillery uses.



Property Features:

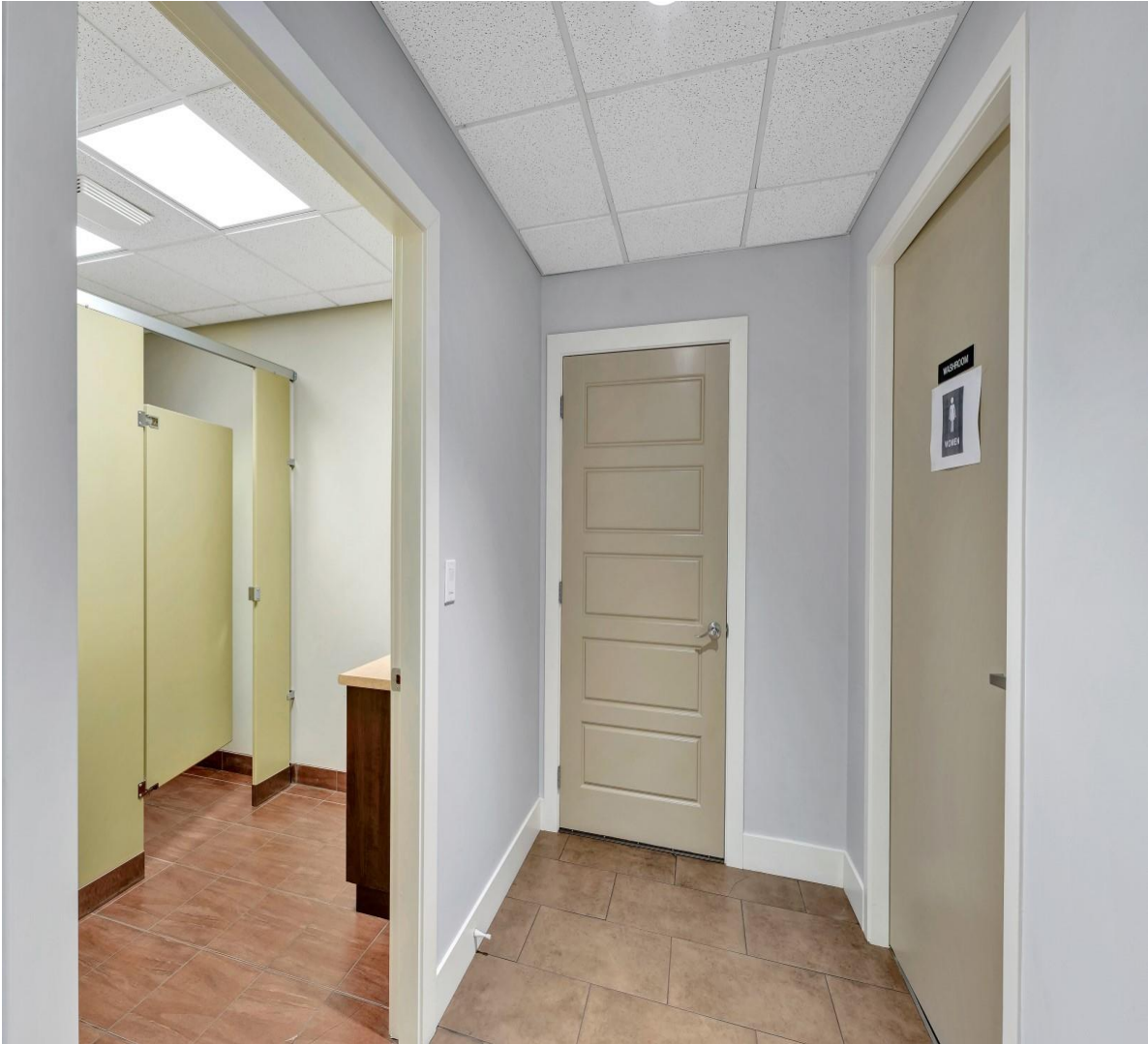
- Concrete Tilt-Up Construction
- 2 Levels
- 3 Phase, 200 Amp, 120/208 Volts Electrical
- HVAC System
- 2 Fully Improved Kitchenettes
- 5 Washrooms
- LED Lighting
- Plenty of Parking

Base Rent:	\$ 17.00 per SF
Additional Rent:	\$ 6.50 per SF
Gross Rent:	\$ 23.50 per SF

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





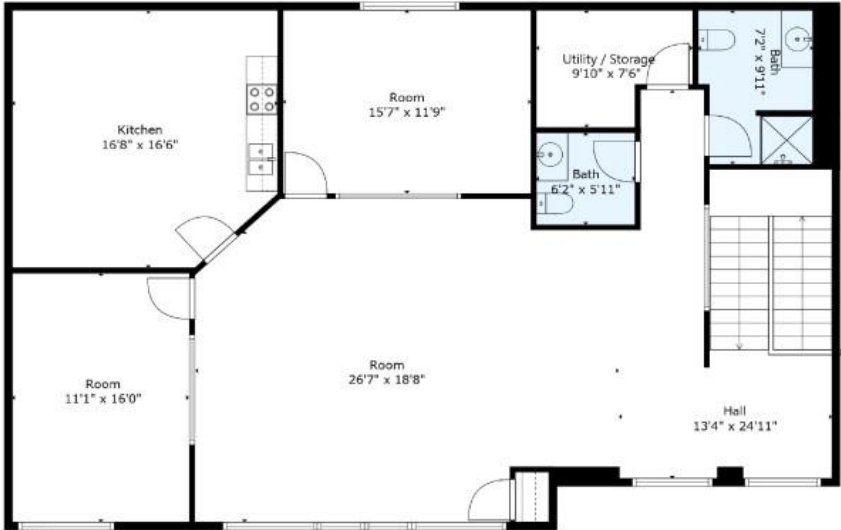


Unit # # 117

Main Floor Size 1,600 SF

Second Floor Size 1,750 SF

Total Size 3,350 SF



E&O Insured. Sizes and dimensions are approximate, actual may vary. This floorplan is not suitable for architectural/construction.
Total SQFT calculated to gross unit area. All details, sizes & placements should be considered as approximate within +/- 3% tolerance.







Focused Industrial

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