



OFFICE  
FOR SUBLEASE

**1170**

**Derwent Way**

DELTA, B.C.

5,200 SF second floor office space  
located in Annacis Business Park

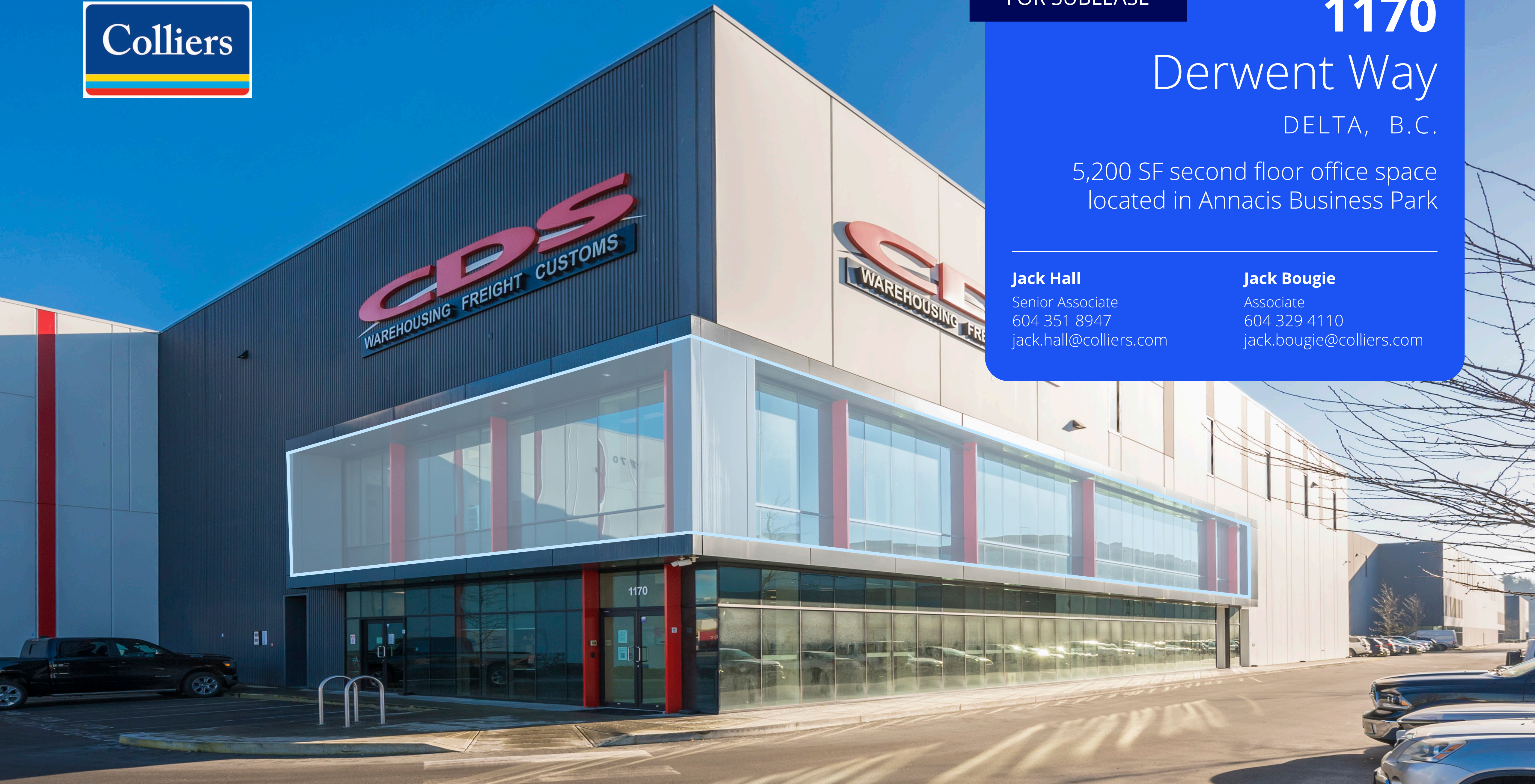
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# Property Description

1170 Derwent Way, Delta

Opportunity to sublease modern, turn-key, well-maintained office space in a single-tenant facility, located in the heart of Annacis Business Park.

The property offers unbeatable transport links and connectivity. Highway 91 is less than a 1-minute drive to the east, Highway 17 (the SFPR) is situated directly to the south, and Vancouver International Airport is only 20 minutes away.



Property	1170 Derwent Way, Delta
Location	Located on Annacis Island, on the south side of Derwent Way, east of Humber Place
Available Area Breakdown*	5,200 SF second floor office space
Zoning	<b>I2:</b> Medium Impact Industrial zone, allowing for a variety of industrial uses and a range of commercial and service commercial uses
Features	<ul style="list-style-type: none"><li>• Reception area</li><li>• Twelve (12) private offices</li><li>• Open workstation areas</li><li>• Boardroom</li><li>• Fully furnished</li><li>• Three (3) washrooms</li><li>• Ample free parking</li><li>• EB bus stop situated outside property</li></ul>
Available	Immediate
Sublease Term	Up to ten (10) years
Asking Sublease Rate	Contact listing agents
Additional Rent	\$6.40/SF, includes utilities (estimated 2025)

Annacis Island stands as a pivotal hub of industrial activity. Covering 1,200 acres along the Fraser River, its strategic positioning offers convenient access to major transportation routes, notably Highways 91 and 17.

# Photo Gallery

1170 Derwent Way, Delta







# 1170 Derwent Way

DELTA, B.C.

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