

MI

For Sublease

#50 - 625 W Kent Ave N
Vancouver, BC

1,530 SF of quality office space
conveniently located in South Vancouver

Multiple Offices, Optional Furniture

Network Enabled

Walking Distance to Marine Drive Station

Easy Access to Highway 99

Dedicated Parking



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Location - South Vancouver

Located off SW Marine Drive with easy access to Highway 99 and within walking distance to Marine Drive Skytrain Station.

Complementary services and businesses all located in close proximity.

PID 016-909-496

UNIT TYPE Commercial - Office

SIZE 1,530 SF

ZONING I-2*

BASE RATE \$22.00 PSF

ADDITIONAL RENT \$7.23 PSF (2024 est.)
+ 5% Mgmt Fee

TERM Expires Jul 31, 2026

AVAILABILITY Feb 15, 2025

PARKING 3 Designated Spaces
+ Additional Available



*Copy of zoning by-law available upon request.
Tenant to verify use complies with zoning by-law.

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DETAILS

Recently renovated, high-quality office and boardroom space. Equipped with a kitchen, private offices, open office area, reception, storage area, server room, and accessible washroom, this space is ready for your business without any improvements required.

Affordable sublease rate, dedicated parking, and the option to sublease with furnishings make this the ideal space for new or growing businesses or as a satellite office.



Network enabled and wired with CAT6 cable



Walking distance to City Line and easy access to major routes



Functional office, open working area, kitchen, and storage space

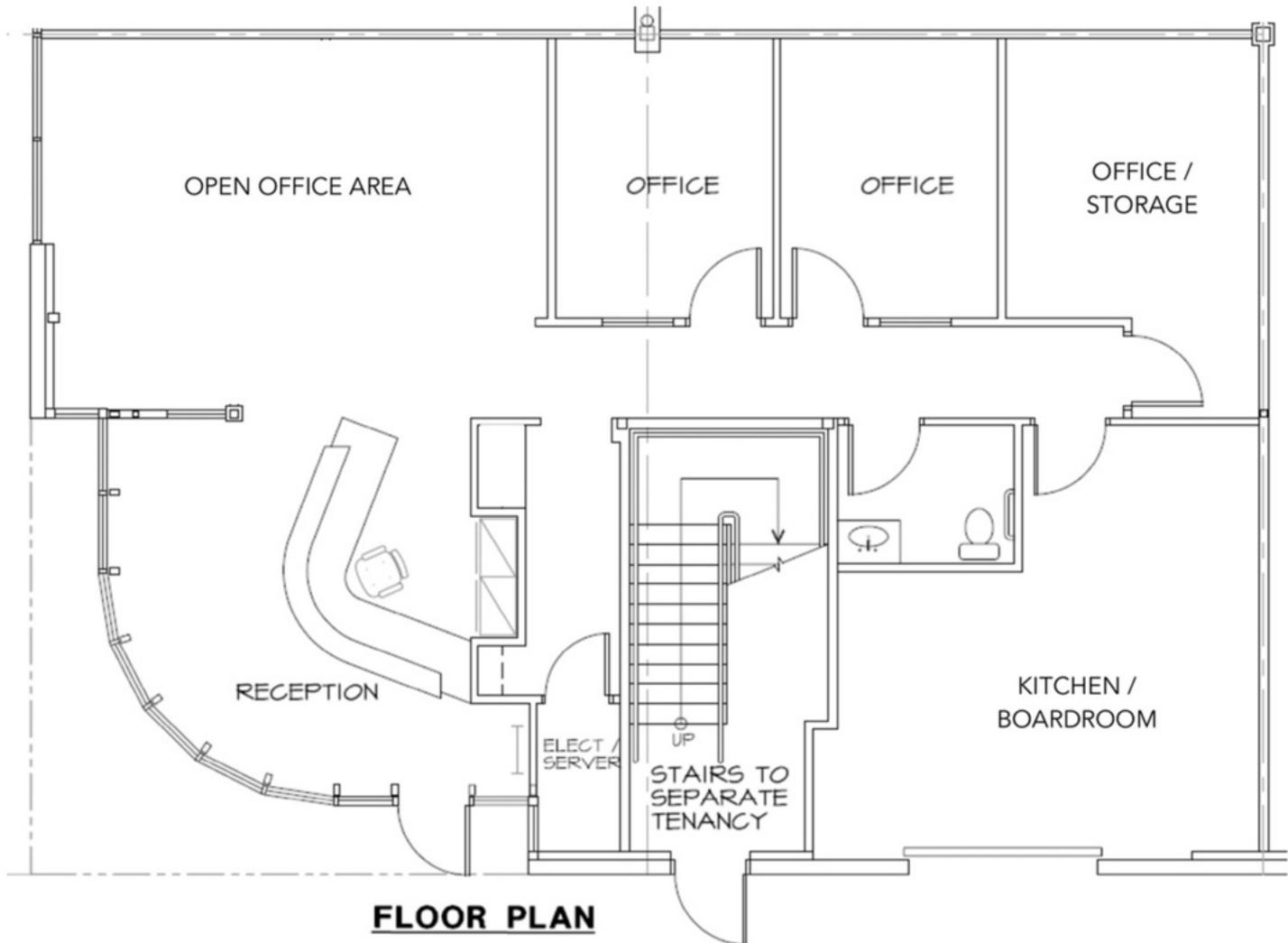


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Floor Plan



ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE SUBTENANT TO VERIFY
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