

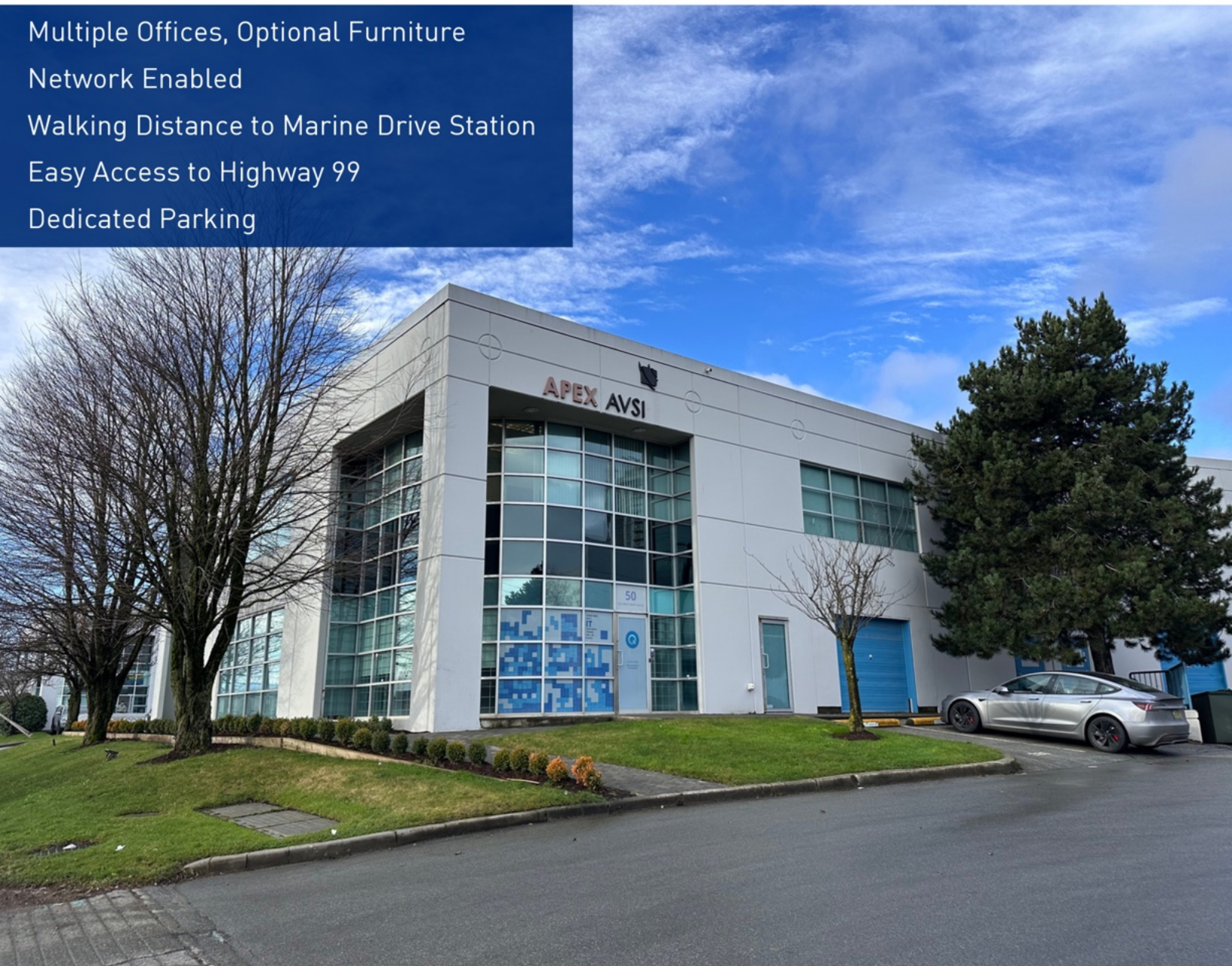


For Sublease

#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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Brendon Schmidt

c: 604 615 9349

e: brendon@momentuminc.com



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Vancouver, BC

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



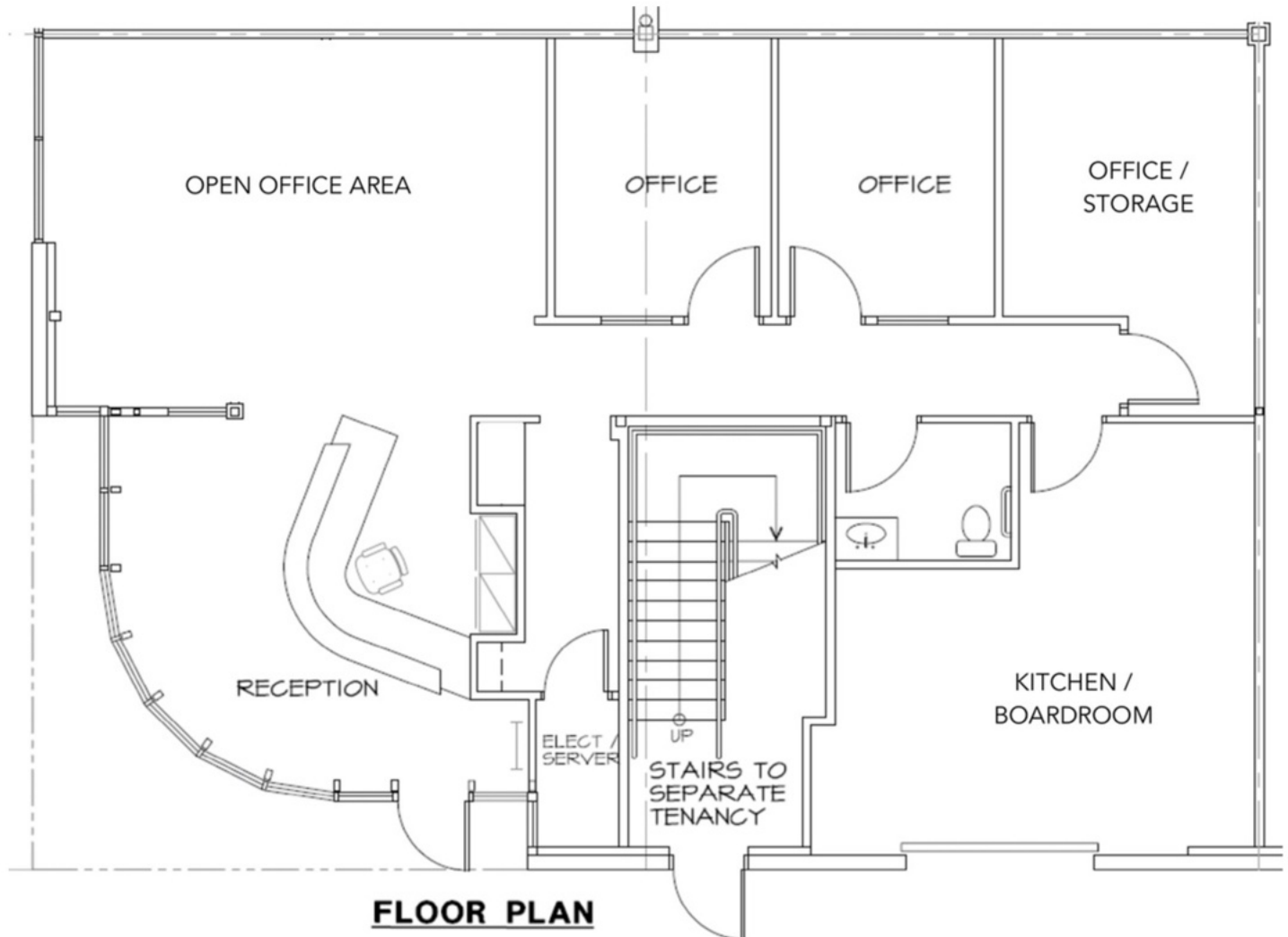
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Floor Plan



ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE SUBTENANT TO VERIFY
IF DEEMED IMPORTANT.

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