

**FOR LEASE****1,234 RSF****SPACE AVAILABLE IMMEDIATELY****Key Features**

- Beautiful south facing unit with unobstructed view over Fraser River and Richmond
- Opportunity to lease brand new shell condition unit on 3rd floor of the Marine Landing building
- Build your space to suite your business needs
- Located in the heart of the South Vancouver within walking distance of the Marine Skytrain Station stop
- A short drive to the Vancouver International Airport
- Flexible Light Industrial (I2) zoning
- Amenities include rooftop patio with BBQ and firepit, rec area and sweeping views of the Lower Mainland
- Complete gym with cardio equipment and weights; changerooms with private showers/lockers
- End of trip facilities include bike washdown bay, minor repairs bench and secure bike storage

Unit Size

1,234 RSF

Clear Height

13'

Loading

Two (2) Freight Elevators

Power

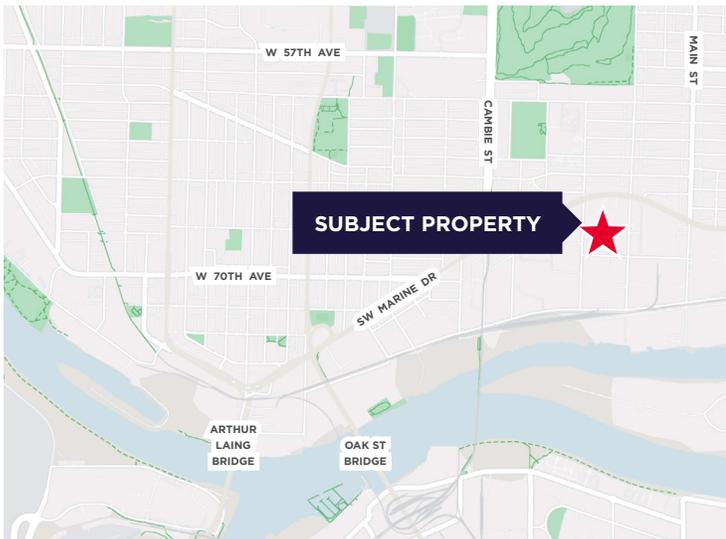
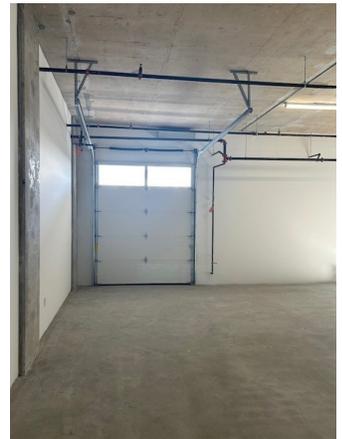
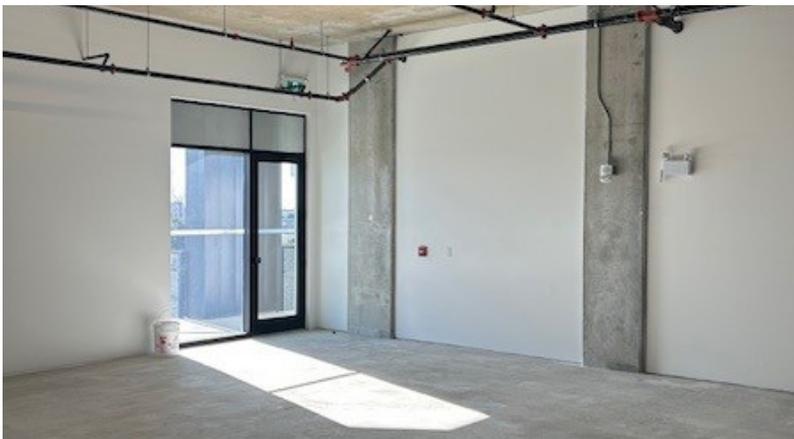
1 Upgraded Power in unit: 200A 3-phase power

HVAC

Painted and HVAC unit hooked up with panel ready for use

Parking

2 parking spots (1 included with the lease and 2nd spot available at monthly rate)



PROPERTY DETAILS



BASE RENT

\$24.00 PSF, per annum



ADDITIONAL RENT

Estimate \$10.00 PSF, per annum

WILL MCQUEEN

Associate

+1 604 640 5802

will.mcqueen@cushwake.com

CUSHMAN & WAKEFIELD

700 West Georgia Street, Suite 1200

Pacific Centre, PO Box 10023

Vancouver, BC V7Y 1A1 | +1 604 683-3111