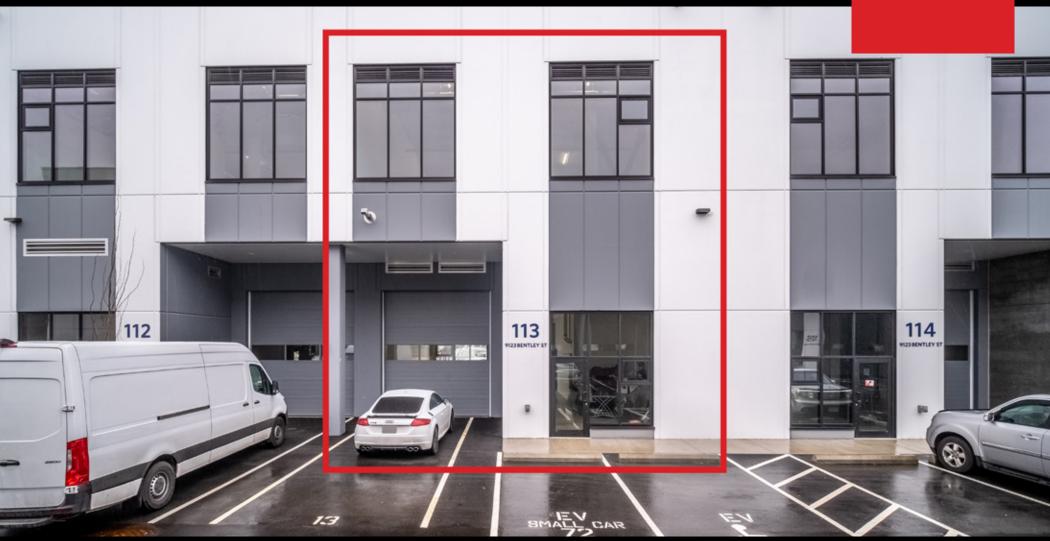
# 113 - 9123 BENTLEY STREET, VANCOUVER

# NEWLY BUILT WATERFRONT INDUSTRIAL/OFFICE UNIT





#### STEVEN LAM

PERSONAL REAL ESTATE CORPORATION steven@williamwright.ca 604.428.5255

#### **MATTHEW HO**

PERSONAL REAL ESTATE CORPORATION matthew.ho@williamwright.ca 604.428.5255





# **Overview**

Located in the newly built Riverworks project in South Vancouver, this 3,160 SF riverfront industrial/office unit features a 1,475 SF warehouse on the ground floor with approximately 20' ceiling height, one (1) grade-level loading door, and a finished accessible washroom. The second floor offers 1,685 SF of fully enclosed space, with its own kitchenette and washroom (currently being added), which will also include a shower. Additional improvements underway include polished concrete floors, air conditioning, and acoustic wall panels. It is accessible via an internal staircase and a second-floor balcony pathway, which also connects to a shared external freight and passenger elevator. This allows for supplementary storage use in addition to conventional office use. Expansive glazing on both levels (north & south) ensures abundant natural light throughout the unit, creating a bright and inviting workspace.

# **Property Highlights**



One (1) grade-level loading door



20' ceiling height (approx) in the main floor warehouse



200-amp 347/600V, 3-phase electrical service



Expansive glazing on both levels (north & south), maximizing natural light



Fully enclosed second floor with its own kitchenette and washroom (currently being added), and an internal staircase connecting both levels



Shared external freight & passenger elevator leading to a second-floor balcony pathway, allowing for supplementary storage



Shared rooftop amenity area with mountain views to the north, unobstructed river views to the south, plus common end-of-trip facilities (lockers, washrooms, showers)



Fully finished accessible washrooms on both levels. Second floor washroom is currently being added in



Second floor improvements currently being added by the Landlord include a kitchenette, washroom with shower, polished concrete floors, air conditioning, and acoustic wall panels.

## **Salient Facts**

### **LEASABLE SIZE**

Ground Floor: ± 1,475 SF Second Floor: ± 1,685 SF Total Area: ± 3,160 SF

Ground Floor and Second Floor can be leased separately

### **PARKING**

3 plus 1 loading stall

### **ZONING**

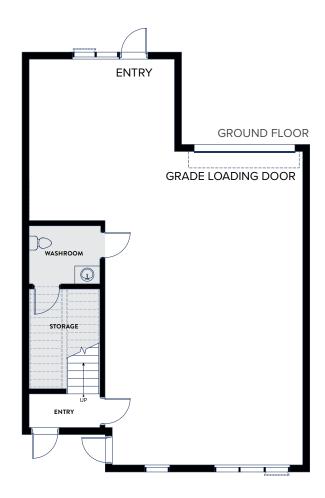
12

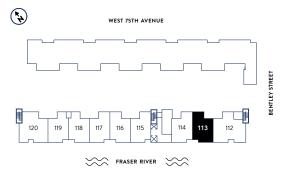
## **BASIC RENT**

**Contact Listing Agents** 

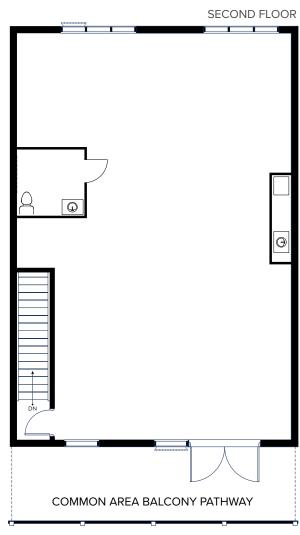
### **ADDITIONAL RENT**

\$11.96/FT





LEVELS 1-2



Kitchenette and washroom (with shower) on the second floor are currently being added by the landlord, along with polished concrete flooring, air conditioning, and acoustic wall panels. Floorplan is for illustration purposes only.











# **Common Area Facilities**

Shared external freight and passenger elevator, a rooftop amenity area with mountain and river views, and end-of-trip facilities.





## **ROOFTOP AMENITY AREA**





## Location

The subject property is situated along the Fraser River waterfront, adjacent to Milltown Marina, Milltown Bar & Grill, and a beachfront park, with the Arbutus Greenway and a nearby residential community enhancing its convenience and appeal. Close to Vancouver International Airport, Marine Drive SkyTrain Station, and downtown Vancouver, it offers convenient access to all areas of the Lower Mainland and the U.S. border via SW Marine Drive, Arthur Laing Bridge, Oak Street Bridge, and major highways.

## For More Information Contact

#### **STEVEN LAM**

PERSONAL REAL ESTATE CORPORATION steven@williamwright.ca 604.428.5255

#### **MATTHEW HO**

personal real estate corporation matthew.ho@williamwright.ca 604.428.5255

# **Driving Distances** $\Leftrightarrow$



**DOWNTOWN VANCOUVER - - - - 23 MINUTES** 





E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accept or assume any responsibility or insequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent uniquies to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients, or conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients, or 2025 William Wright Commercial Real Estate Services. All rights reserved.



# williamwright.ca











1340-605 Robson Street Vancouver, BC 604.428.5255