



FOR LEASE

BRAND NEW INDUSTRIAL / OFFICE SPACES AVAILABLE: 30 DAYS NOTICE

Key Features

- Functional ceiling heights to accommodate future racking requirements
- Fully finished accessible washroom on the ground floor
- Enclosed storage area
- Individual signage opportunities
- Common amenities including a rooftop amenity area overlooking the waterfront and YVR, end of trip facilities including washrooms and shower rooms, common garbage rooms, and bike storage rooms

Available Unit

	Ground Floor	2nd Floor	Combined
Unit 104	1,475 SF	1,685 SF	3,160 SF

Clear Height

Level 1 - ±20' clear	Level 2 - ±17' clear
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Loading

One (1) rear grade-level loading door per unit (12' x 14')

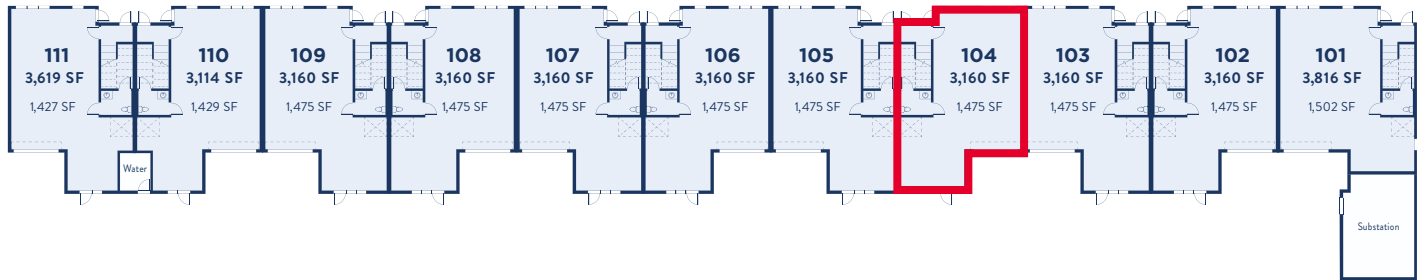
Power

200 Amp, 347/600 volt, 3-phase for each unit

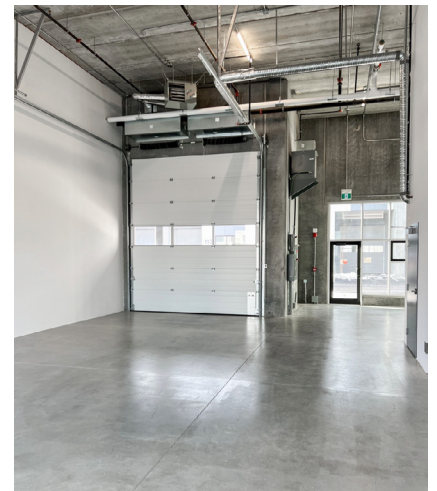
Parking

Three (3) reserved parking stalls per unit

Contact Listing Agent for Rates & Additional Rent

NORTH BUILDING - LEVEL 1

NORTH BUILDING - LEVEL 2

INDUSTRIAL
OFFICE

**UNIT 104
2ND FLOOR**

**UNIT 104
GROUND FLOOR**
CONTACT
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