

FULL FEE TO TENANT'S AGENT FOR A FIRM DEAL PRIOR TO MARCH 31 2026

ONE MONTH FREE RENT PER YEAR OF LEASE TERM, UP TO 5 MONTHS

Updated, Newly Improved and Ready to Occupy Model Suites Available

Oak Street Bridge

East Kent Avenue S

FOR LEASE

Southbridge Business Park

Professional Warehouse/Offices with Dock Loading

Close proximity to YVR, Downtown Vancouver, Marine Gateway, and all major highways via Knight Street

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wesgroup

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Property Highlights



8 building, master-planned business park.
Professionally managed and maintained.



Dock loading to each unit



Ready to occupy MODEL SUITES available!



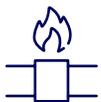
Fraser River views & outdoor space



Close to multiple transit options



3-phase electrical service



Gas-fired heaters



Tenant's agents will receive a full leasing
commission for a firm deal prior to
March 31, 2026



Basic Rent: \$18.00/SF, net
Op. Costs (2026): \$9.15/SF plus mgmt fee

Opportunity

To lease small bay warehouse and office space in the heart of South Vancouver. These units have ample storage, workspaces, and dock level loading, ideal for last mile distribution.

Location

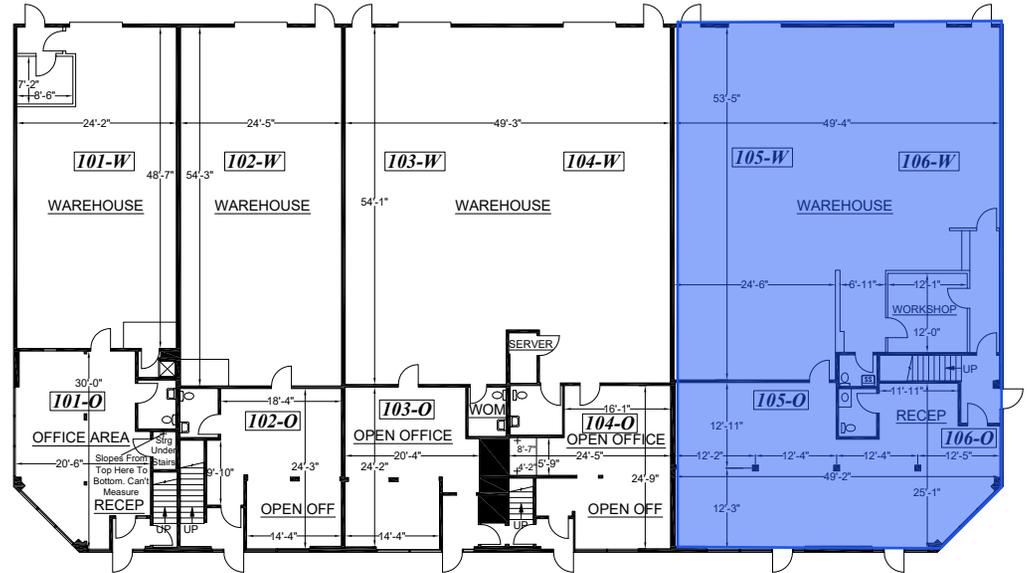
Southbridge Business Park is located in the commercial area of South Vancouver on the edge of the Fraser River. The Park is south of Marine Drive and between Main Street and Fraser Street. The South Vancouver market is highly sought after, due to its close proximity to YVR Airport, Downtown Vancouver and its quick access to Richmond and all major highways via Knight Street. The area is well serviced by public transit and offers close proximity to the Canada Line Skytrain line.



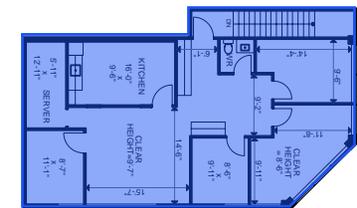
Unit 105/106 - 310 E Kent Avenue South

Available Area*	Warehouse	2,740 SF
	Office	1,218 SF
	Mezzanine	1,325 SF (bonus)
	Total	5,283 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediate	

Main Floor



Mezzanine



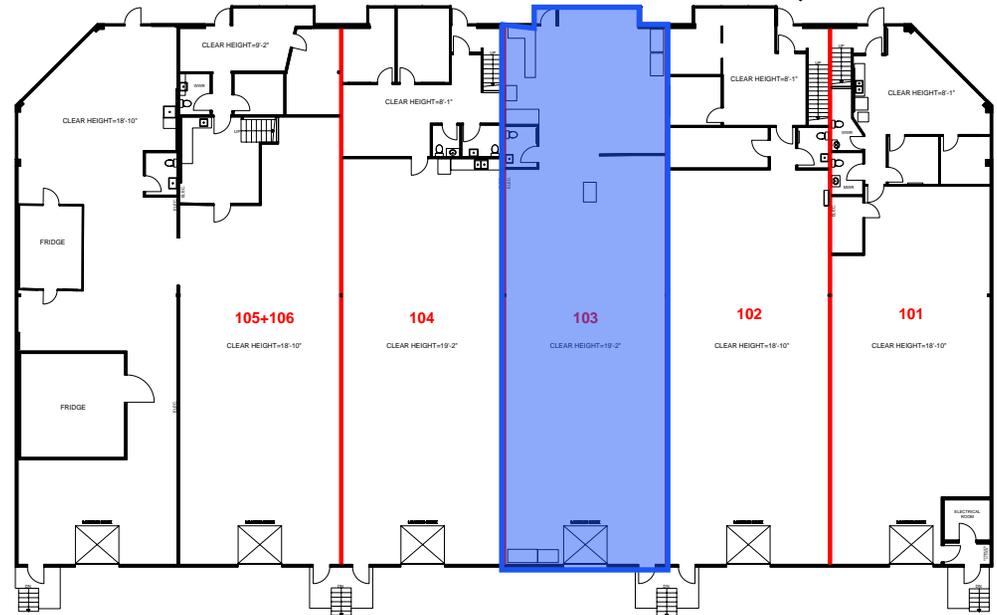
**** No rent payable on mezzanine space**

Unit 103 - 326 E Kent Avenue South

Available Area*	Warehouse	3,066 SF
	Office	To Suit
	Total	3,066 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	May 1, 2026	



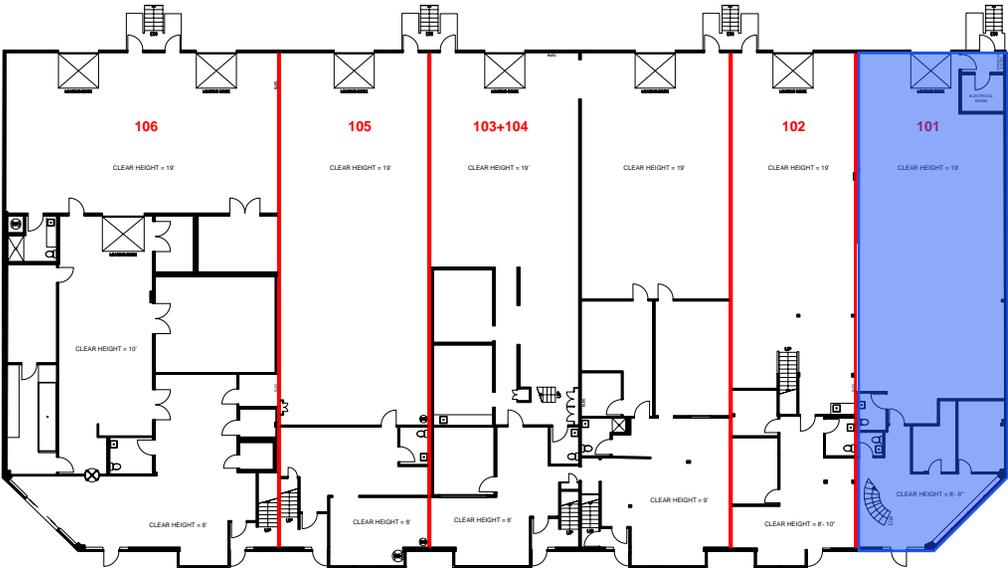
Main Floor



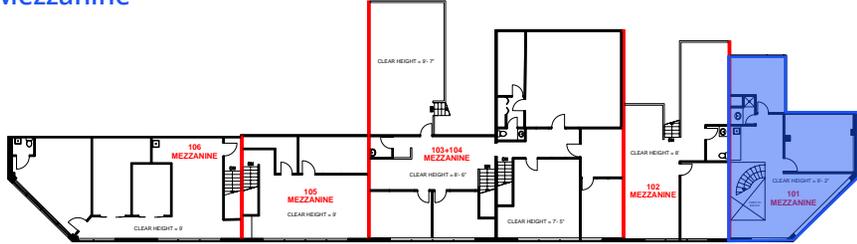
Unit 101 - 334 E Kent Avenue South

Available Area*	Warehouse	2,068 SF
	Office	710 SF
	Mezzanine	989 SF
	Total	3,767 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediate	

Main Floor



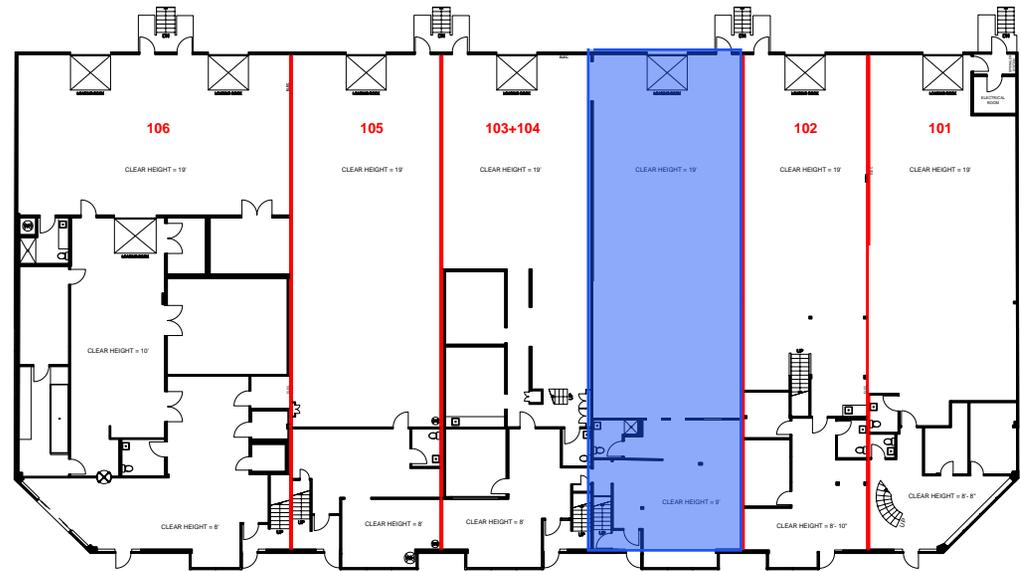
Mezzanine



Unit 103 - 334 E Kent Avenue South

Available Area*	Warehouse	2,256 SF
	Office	753 SF
	Total	3,009 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediate	

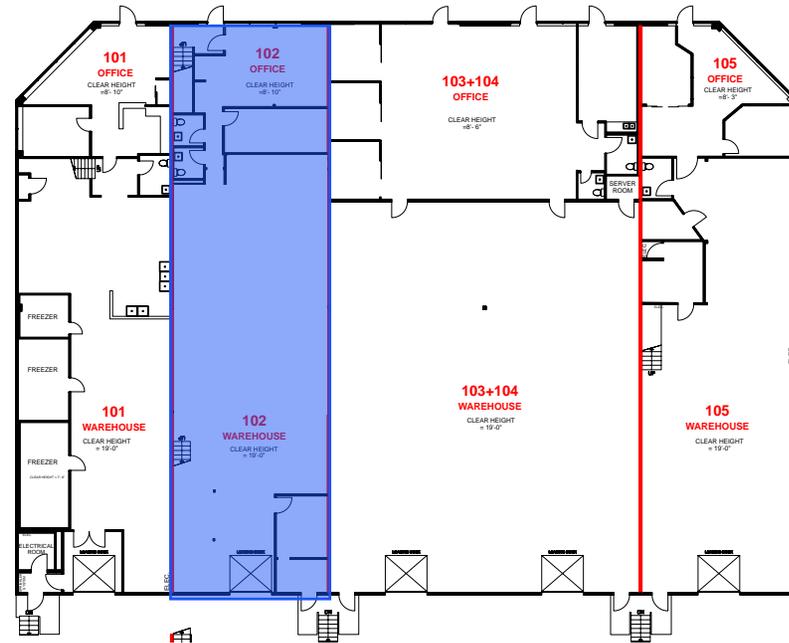
Main Floor



Unit 102 - 342 E Kent Avenue South

Available Area*	Warehouse	2,592 SF
	Office	792 SF
	Total	3,384 SF
Loading	1 dock loading door	
Ceiling Height	19' clear	
Available	Immediate	

Main Floor



Unit 101 - 350 E Kent Avenue South

Available Area*	Warehouse	1,396 SF
	Office	783 SF
	Mezzanine	817 SF
	Total	2,996 SF

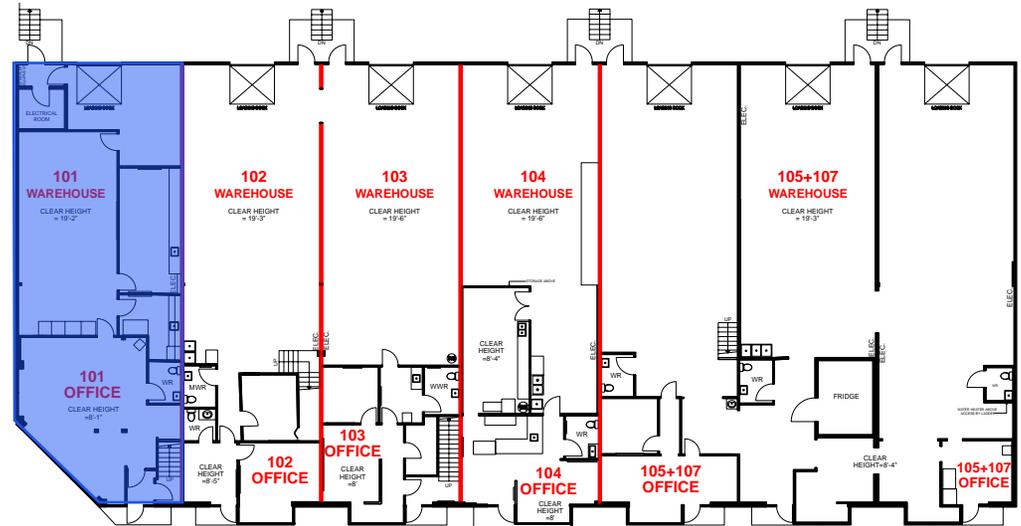
Loading 1 dock loading door

Ceiling Height 19' clear

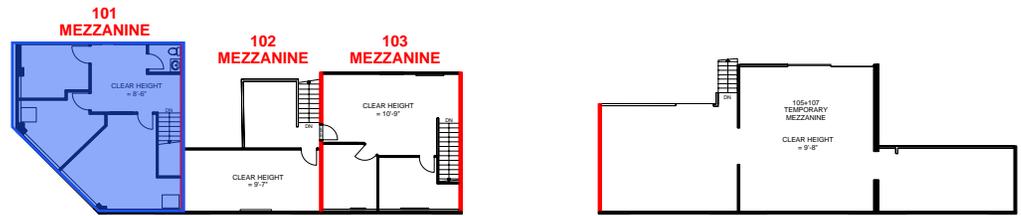
Available Immediate



Main Floor



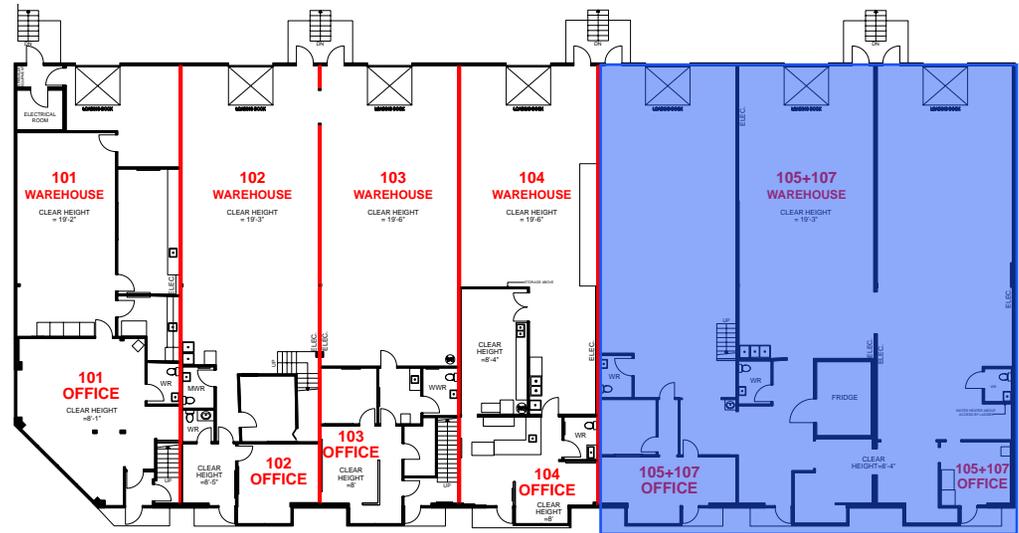
Mezzanine



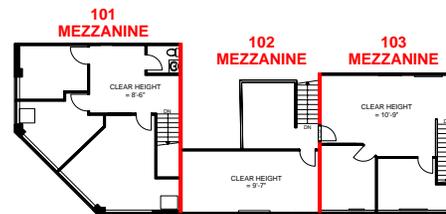
Unit 105/107 - 350 E Kent Avenue South

Available Area*	Warehouse	5,593 SF
	Office	587 SF
	Bonus Mezz	
Total		6,180 SF
Loading	3 dock loading doors	
Ceiling Height	19' clear	
Available	Immediate	

Main Floor



Mezzanine



**** No rent payable on mezzanine space**



Unit 103 - 358 E Kent Avenue South

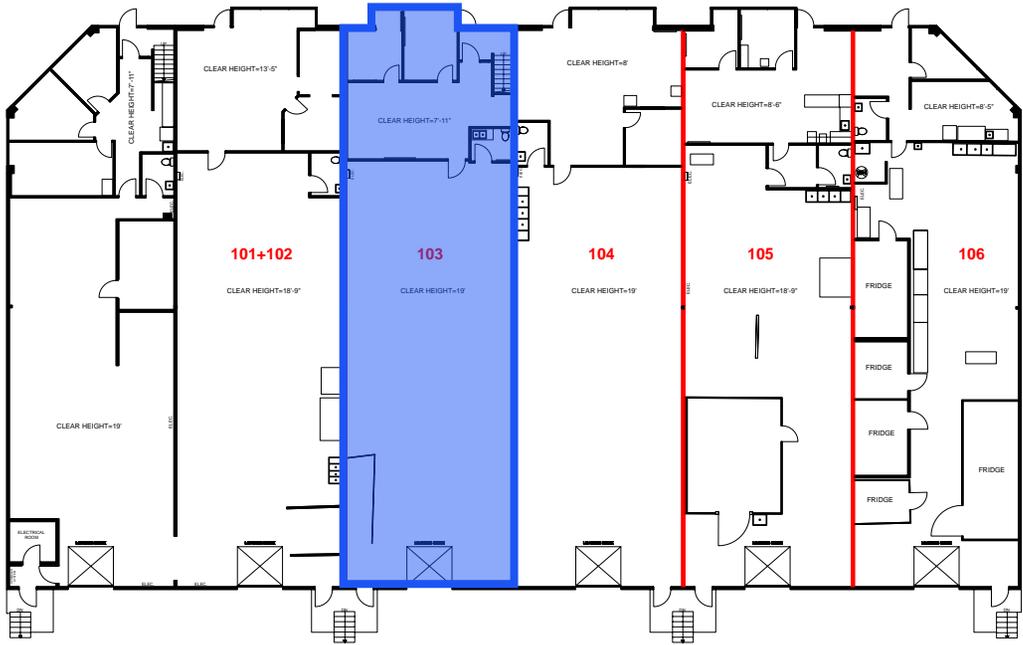
Available Area*	Warehouse	2,351 SF
	Office	724 SF
	<u>Mezzanine</u>	611 SF
	Total	3,686 SF

Loading 1 dock loading door

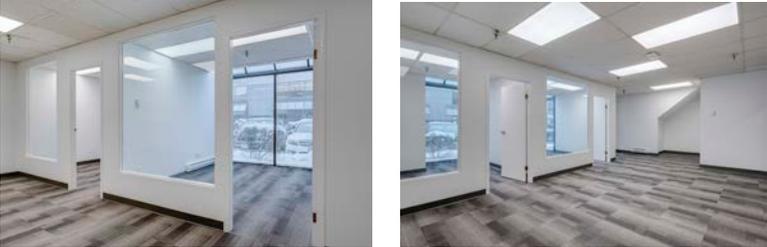
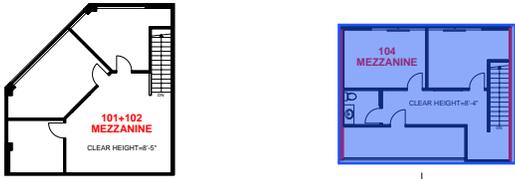
Ceiling Height 19' clear

Available Immediate

Main Floor



Mezzanine





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** All building areas are approximate.*



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