

**102 - 8898 HEATHER STREET, VANCOUVER**

**3,550 SF OF WAREHOUSE/OFFICE SPACE IN SOUTH VANCOUVER**

**FOR  
LEASE**

加拿大万利拍卖行  
**WENDY'S AUCTIONS**

DIGITECH LASER SYSTEMS

**BRI**  
A FRONTAGE COMPANY

**WILLIAM | WRIGHT**





**MATTHEW HO**  
matthew.ho@williamwright.ca  
604.428.5255

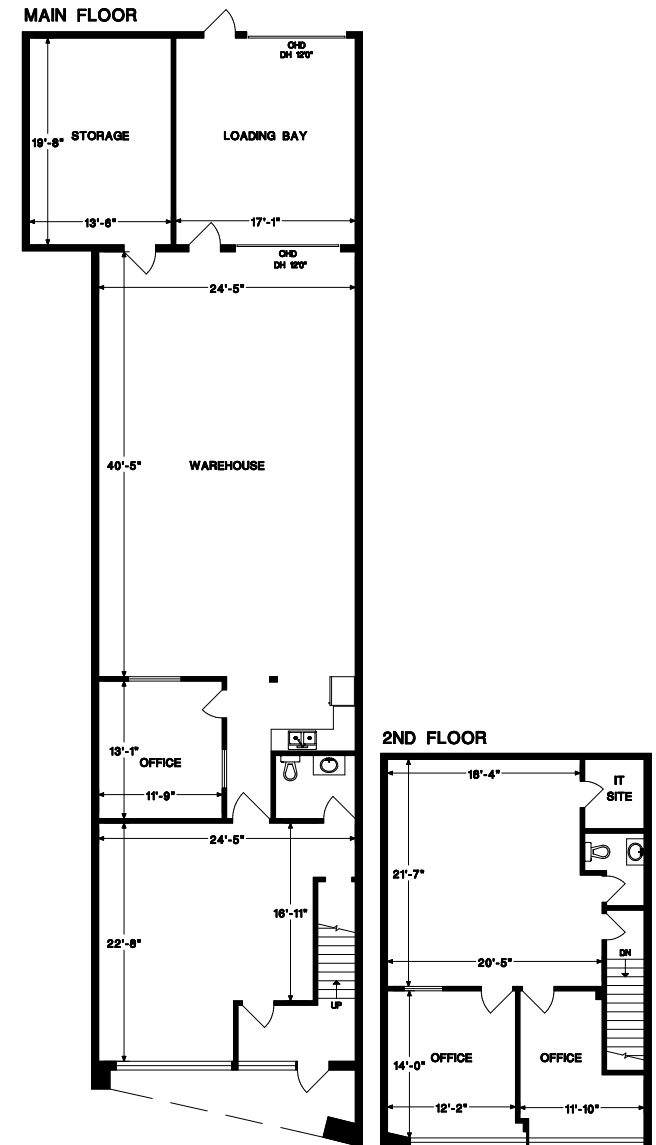
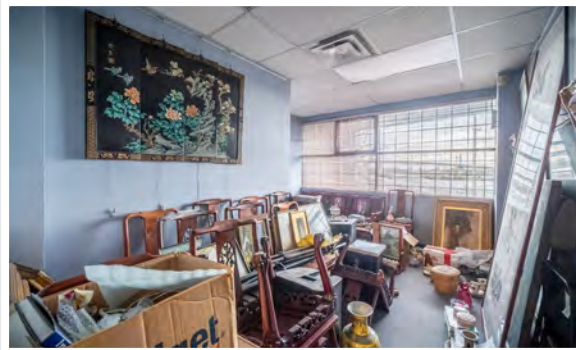
**STEVEN LAM**  
steven@williamwright.ca  
604.428.5255



**FOR LEASE**  
**WAREHOUSE/OFFICE SPACE**

The subject property comprises a total of 3,550 SF of warehouse/office space. The ground floor features 2,612 SF of warehouse/showroom space, rear grade level loading door, and a handicap-accessible washroom. The second floor consists of 938 SF of fully built-out office space with open area, two private offices, and a kitchenette.

-  10'x12' rear grade loading
-  18' clear ceiling height
-  Direct street exposure on W Kent Avenue N
-  Efficient warehouse layout with 2,612 SF warehouse and 938 SF office



# 102 - 8898 HEATHER STREET VANCOUVER

## SIZE\*



Warehouse: +/- 2,612 SF

Office: +/- 938 SF

Total: +/- 3,550 SF



## PARKING

4 Stalls



## ZONING

I2



## BASIC RENT

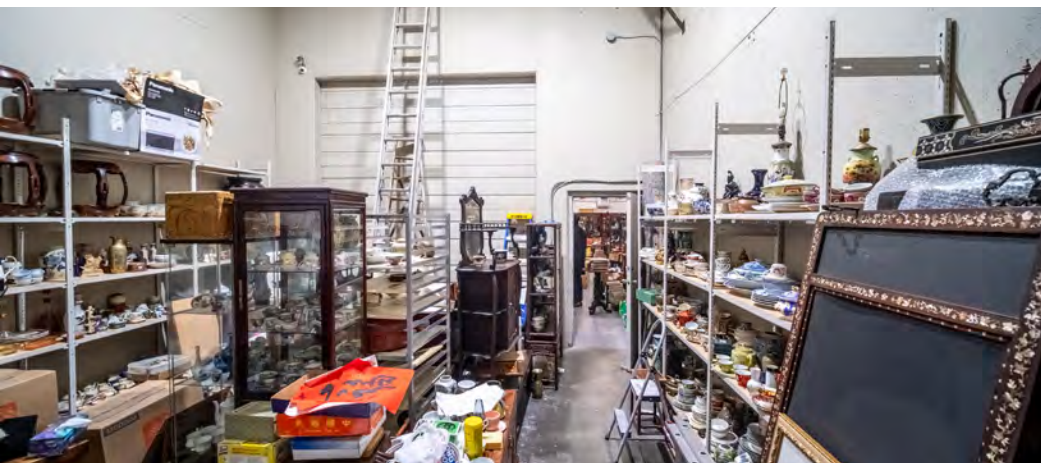
Contact Listing Agent



## ADDITIONAL RENT

\$7.22/FT

\*Measurements are approximate. Tenant or  
Tenant's agent to verify if deemed important.





## LOCATION

Located in the industrial hub of South Vancouver, the property is just a short drive from the Oak Street Bridge and Marine Drive corridor, offering direct routes to both downtown Vancouver and Richmond. Its close proximity to the Canada Line's Marine Drive Station significantly enhances public transport accessibility. The area is bustling with a variety of businesses, which creates ample networking opportunities. Situated adjacent to the Fraser River, the property also offers a scenic backdrop and leisure spots, perfect for taking breaks and engaging in after-work activities.

## FOR MORE INFORMATION CONTACT

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