

104 - 951 E KENT AVENUE N, VANCOUVER

2,733 SQFT OF WAREHOUSE/OFFICE SPACE AT INTRAURBAN KENT

**FOR
LEASE**

REDUCED RATES AND LEASING INCENTIVE

STARTING LEASE RATE

\$19.95 PSF

FIXTURING PERIOD

2 MONTHS



WILLIAM | WRIGHT

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104 - 951 E KENT AVENUE

The subject property offers a total of 2,733 square feet of warehouse/office space. The ground floor encompasses 1,904 square feet of warehouse space, featuring a front motorized grade-level loading door, a handicap-accessible washroom, ESFR sprinklers, and 3-phase power. The second floor comprises 829 square feet of office space, providing an open area with HVAC. Strategically situated in South Vancouver, just south of Marine Drive between Ross Street and Chester Street, IntraUrban Kent provides quick access to key transportation arteries such as the Knight Street Bridge, Vancouver International Airport, and Downtown Vancouver.

PROPERTY HIGHLIGHTS

26' clear ceiling heights



Motorized grade loading door (10'x12')



3-phase power (200 amp, 120/208 volt)



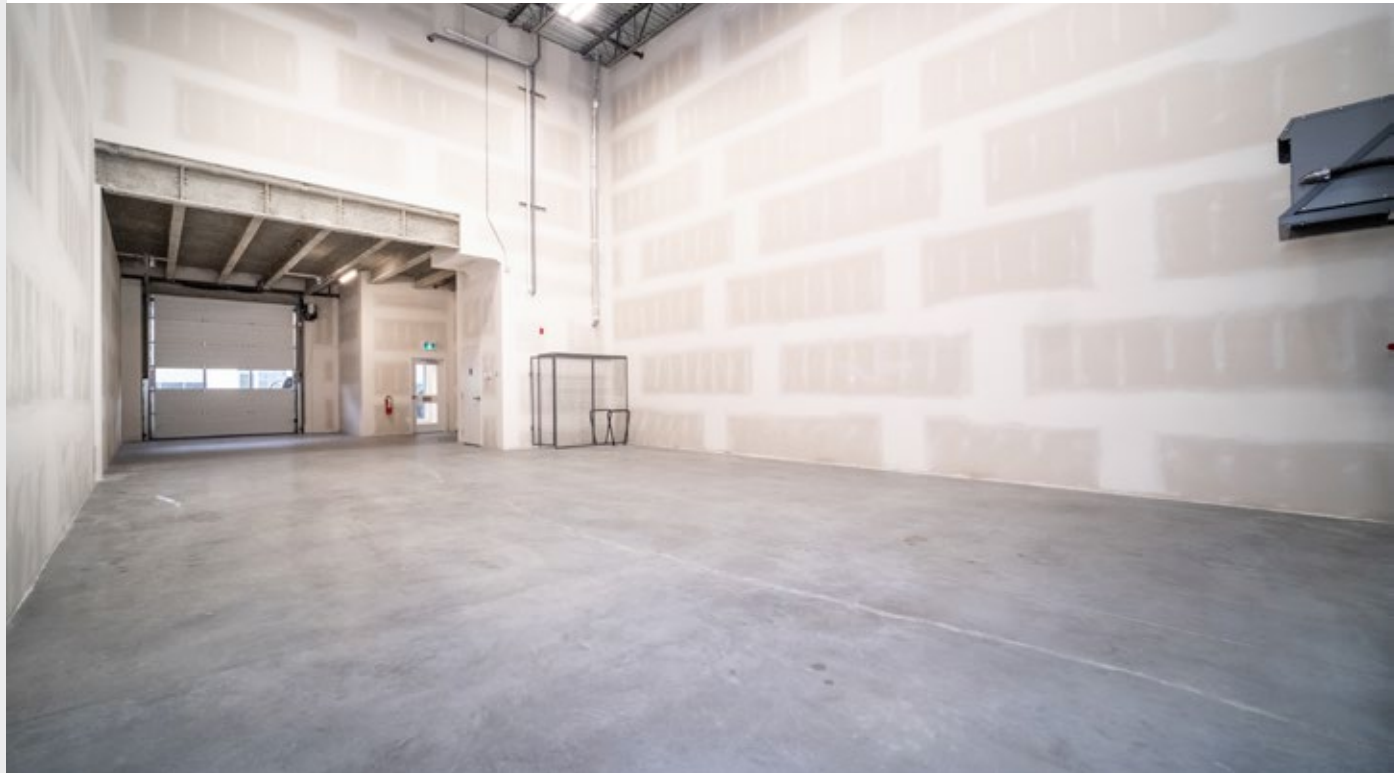
Handicapped accessible washroom

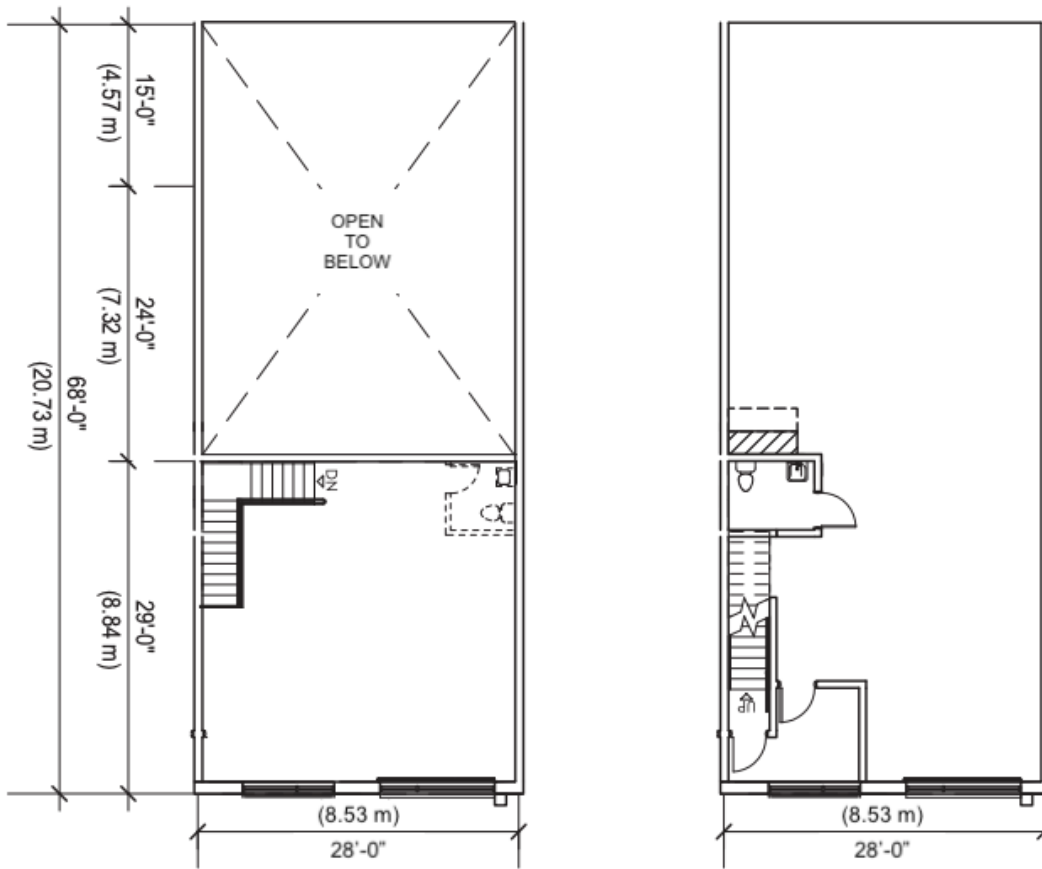


300 lbs/sf load capacity



ESFR sprinklers





Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



SALIENT FACTS

Size Breakdown

Warehouse: ± 1,904 SF
 Mezzanine: ± 829 SF
 Total: ± 2,733 SF

Parking

2 Stalls

Zoning

I-2

Basic Rent*

\$19.95/FT

Additional Rent

\$7.00/FT

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INCREASES TO MARKET
 RENTS IN YEAR 2

FIXTURING PERIOD

2 MONTHS

ON A MINIMUM 3 YEAR TERM



AMENITIES

Restaurants + Cafes

- + Bendick's Ice Cream
Factory Ice Cream
Outlet
- + Dosa Corner
- + Dublin Crossing
- Vancouver
- + Hi Five Chicken
- + JAPADOG (South
Vancouver)
- + McDonald's
- + Neptune Palace
Seafood Restaurant
(Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese
Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau
Elementary School

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler
Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian
Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners



LOCATION

Located in the industrial hub of South Vancouver, the property is just a short drive from the Knight 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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