

FOR SUBLEASE | OFFICE  
#103 & 104 - 342 EAST KENT AVENUE SOUTH  
VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

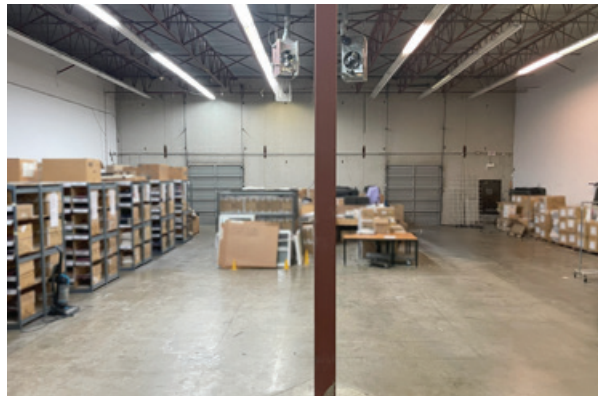
**REDUCED RATE**



- ▶ **6,598 SF Office/Showroom/Warehouse with Well-Improved Offices**
- ▶ **Southbridge Business Park**
- ▶ **Close to Multiple Transit Options**
- ▶ **40' - 53' Trailer Access**

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**Location**

Southbridge Business Park is located in the developing commercial area of South Vancouver on the edge of the Fraser River. The Park is just South of Marine Drive and is in-between Main and Fraser Streets. This desirable location offers close proximity to YVR Airport, Downtown Vancouver and quick access to Richmond and all major highways via Knight Street.

**Zoning**

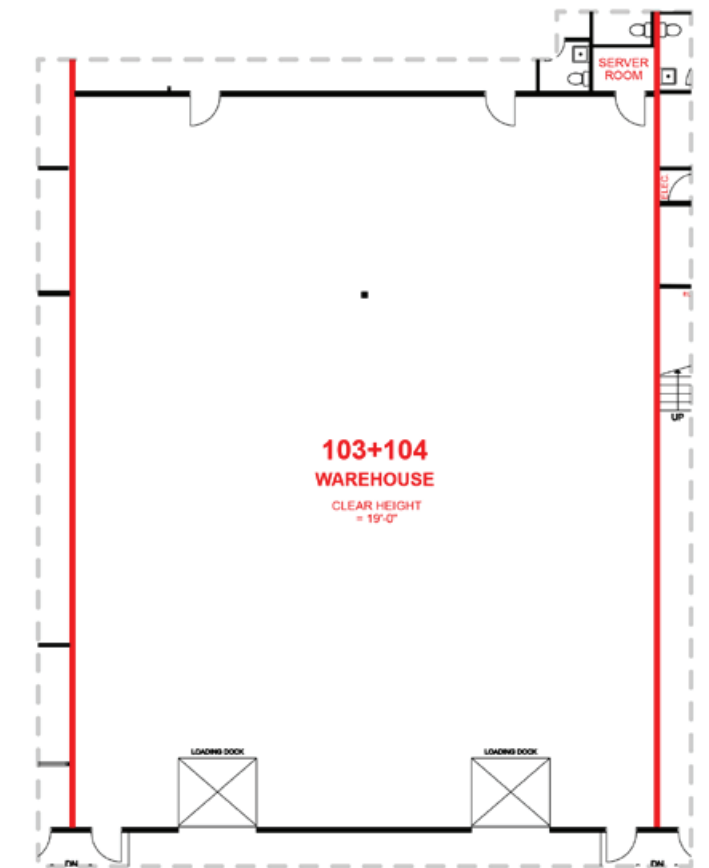
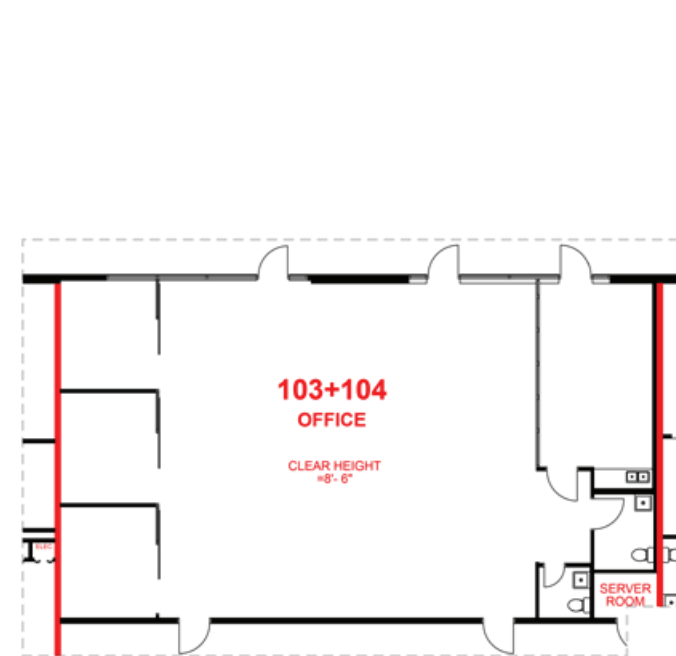
M-2 (General Industrial) permitting a wide variety of industrial uses including manufacturing, wholesaling, warehousing, distribution and related office uses.

**Features**

- ▶ One (1) dock level loading door with steel ramp
- ▶ One (1) dock level loading will roll-up overhead loading door
- ▶ Newly renovated open, air-conditioned offices and reception area
- ▶ T-bar ceiling with fluorescent lighting
- ▶ Natural light
- ▶ Two (2) washrooms
- ▶ Kitchen and lunchroom
- ▶ Gas-fired space heaters in warehouse areas
- ▶ 19' ceiling heights in warehouse
- ▶ 3-phase electrical power
- ▶ Ample parking



**Floor Plans**



**Available Area**

Main floor office/showroom	2,031 SF
Warehouse	4,567 SF
<b>Total</b>	<b>6,598 SF</b>

*\*All measurements are approximate and must be verified by the tenant.*

**Basic Lease Rate**

\$19.00 PSF

**Taxes & Operating Costs**

\$9.44 PSF, includes management fee (2025 estimate)

**Sublease Term**

August 31, 2027 or longer

**Availability**

30 to 60 days notice

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