

119 - 9123 BENTLEY STREET, VANCOUVER
NEWLY BUILT WATERFRONT INDUSTRIAL/OFFICE UNIT

**FOR
LEASE**



WILLIAM | WRIGHT

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Overview

Located in the newly built Riverworks project in South Vancouver, this 1,437 SF waterfront main-floor industrial unit offers a functional and well-lit workspace. Featuring approximately 20' ceiling height, the unit is equipped with one (1) grade-level loading door and a finished accessible washroom. Expansive glazing on both the north and south sides allows for abundant natural light, creating a bright and inviting environment.

Property Highlights



One (1) grade-level loading door



20' ceiling height



Expansive glazing (north & south), maximizing natural light



Shared rooftop amenity area with mountain views to the north, unobstructed river views to the south, plus common end-of-trip facilities (lockers, washrooms, showers).



Fully finished accessible washroom

Salient Facts

LEASABLE SIZE

+/- 1,437 SQFT

PARKING

1 parking stall
1 loading stall

ZONING

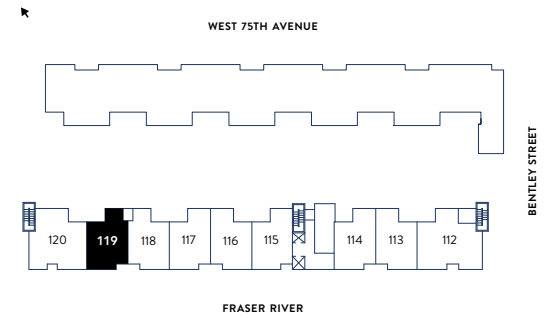
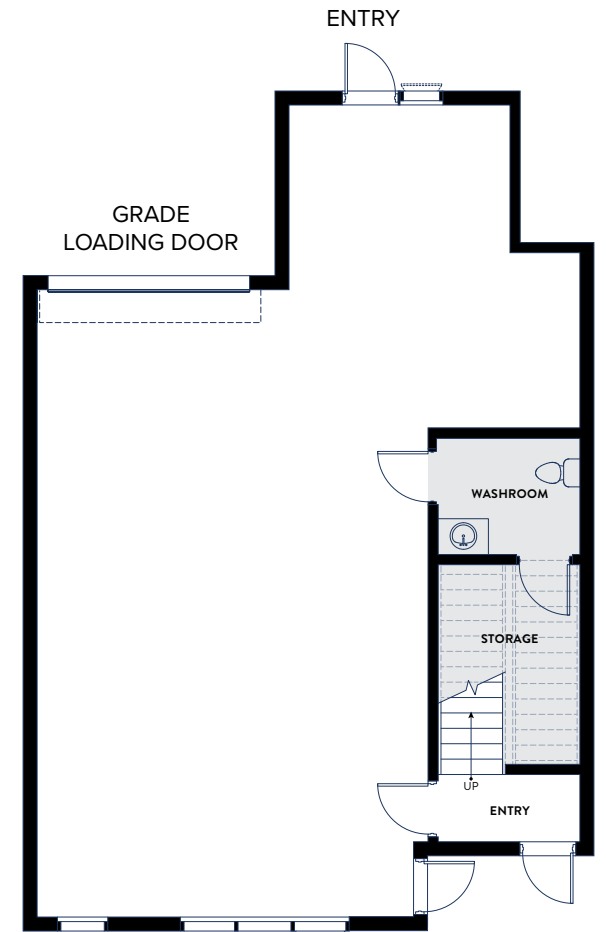
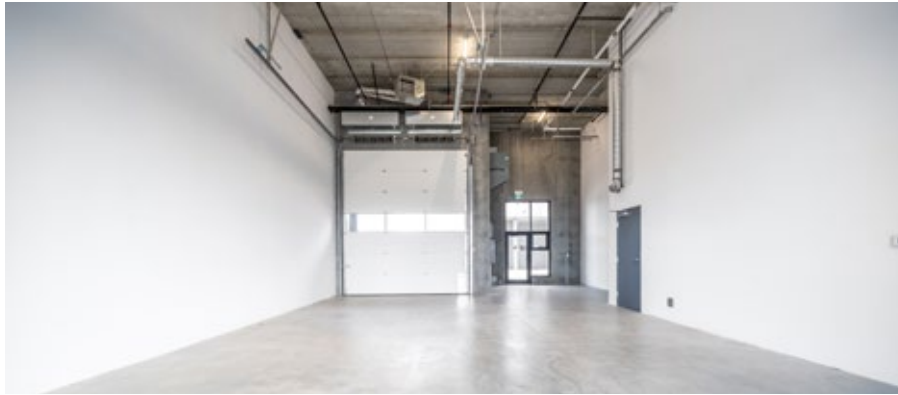
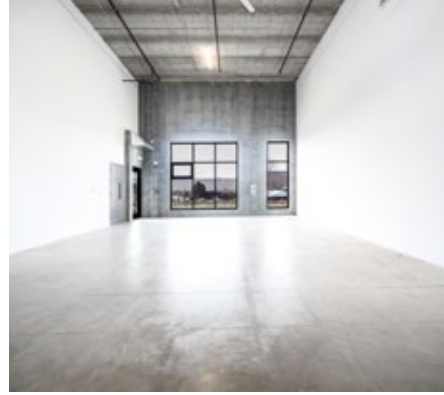
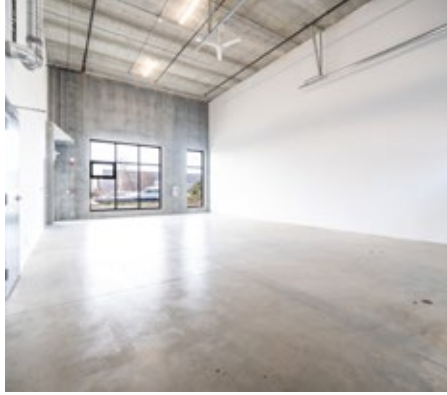
M2

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

\$12/FT



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



Common Area Facilities

Shared rooftop amenity area with mountain and river views, and end-of-trip facilities.





Location

The subject property is situated along the Fraser River waterfront, adjacent to Milltown Marina, Milltown Bar & Grill, and a beachfront park, with the Arbutus Greenway and a nearby residential community enhancing its convenience and appeal. Close to Vancouver International Airport, Marine Drive SkyTrain Station, and downtown Vancouver, it offers convenient access to all areas of the Lower Mainland and the U.S. border via SW Marine Drive, Arthur Laing Bridge, Oak Street Bridge, and major highways.

For More Information Contact

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Driving Distances

MARINE DRIVE STATION ----- 6 MINUTES
YVR AIRPORT ----- 7 MINUTES
OAK STREET BRIDGE ----- 14 MINUTES
DOWNTOWN VANCOUVER ----- 23 MINUTES



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