

FOR LEASE

8484 GRANVILLE ST.

**HIGH EXPOSURE
EASY ACCESS**



CONTACT

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FOR LEASE | HIGH EXPOSURE 8484 GRANVILLE ST.




LOCATION

Located in Marpole,
120 meters North of Granville St and
West 70th Avenue

Minutes away from YVR and SW
Marine Drive.

Transit route along Granville St.



 8484 Granville St.

E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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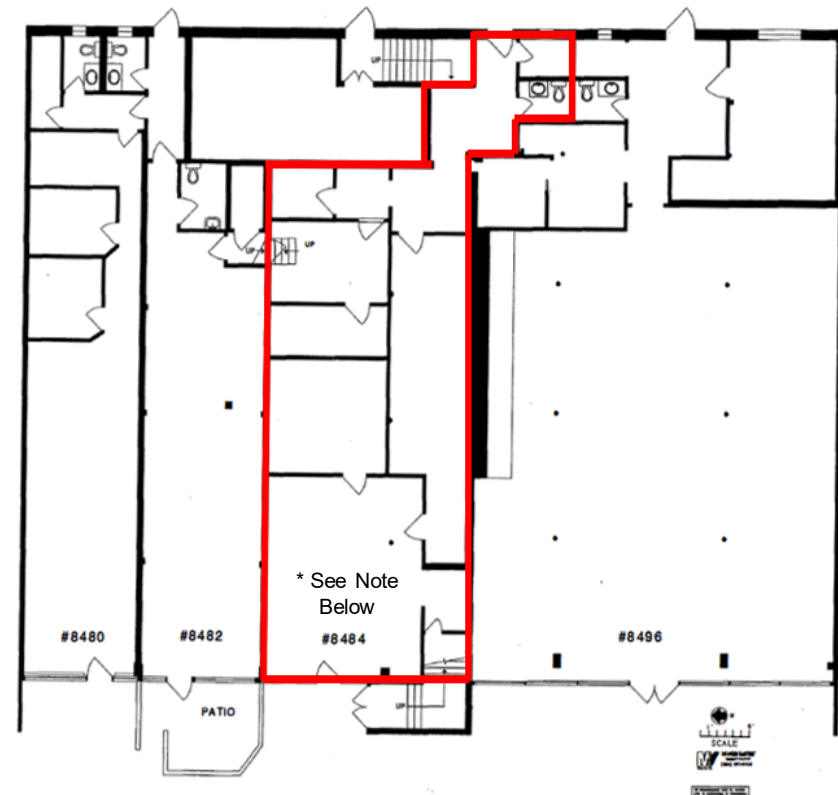


BUILDING FEATURES

- Highly accessible
- Very good exposure
- Rear visitor's parking

AVAILABLE SPACE

Approximately 1,457 SF



*Partitions shown above in the plan are different in the actual space. Please see photos on the next page.

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RENTAL RATE

\$60 PSF (Gross Rent)

Rent includes realty property taxes as if levied and share of common area expenses

Tenant responsible for utilities and own outgoings

Commission: Courtesy to a duly Licensed Agent who brings the Tenant to the Landlord; commission paid upon Tenant opening for business

ZONING*

C-1

*Tenant is responsible for verifying permissible uses as per zoning.



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