

SECOND FLOOR 113 - 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 riverfront industrial/office 2nd floor unit features 1,685 SF of fully enclosed space, with its own kitchenette and washroom (currently being added), which will also include a shower. Additional improvements underway include polished concrete floors and acoustic wall panels. It is accessible via an internal staircase and a second-floor balcony pathway, which also connects to a shared external freight and passenger elevator. This allows for supplementary storage use in addition to conventional office use. Expansive glazing ensures abundant natural light throughout the unit, creating a bright and inviting workspace.

Property Highlights



Expansive glazing maximizing natural light



Fully enclosed second floor with its own kitchenette and washroom (currently being added)



Shared external freight & passenger elevator leading to a second-floor balcony pathway, allowing for supplementary storage



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)



Second floor improvements currently being added by the Landlord include a kitchenette, washroom with shower, polished concrete floors, and acoustic wall panels.

Salient Facts

LEASABLE SIZE

Second Floor: ± 1,685 SF

PARKING

2 Stalls (1 in the front of the building, 1 in the rear)

ZONING

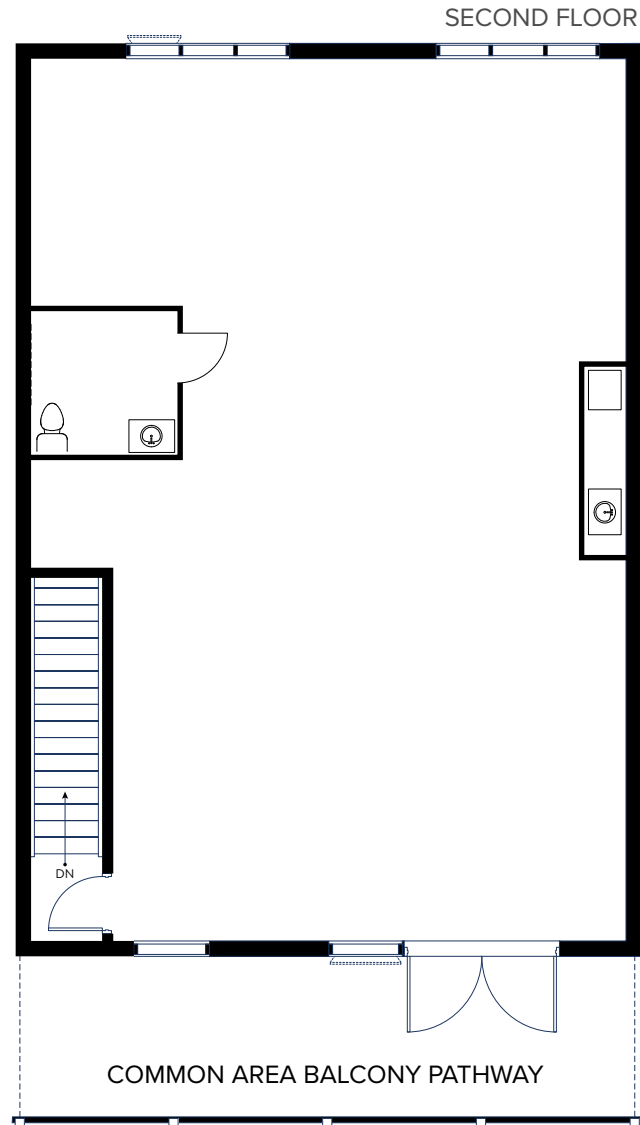
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BASIC RENT

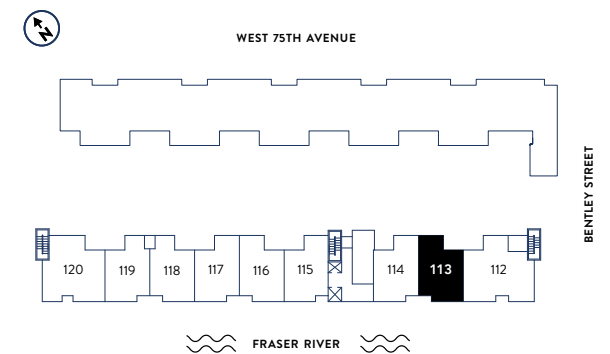
Contact Listing Agents

ADDITIONAL RENT

\$11.96/FT

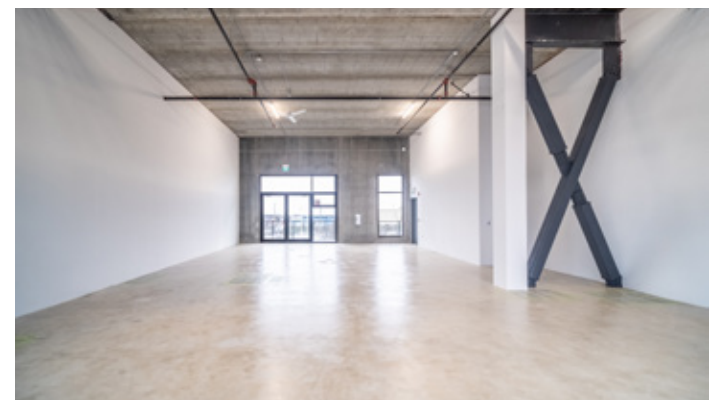
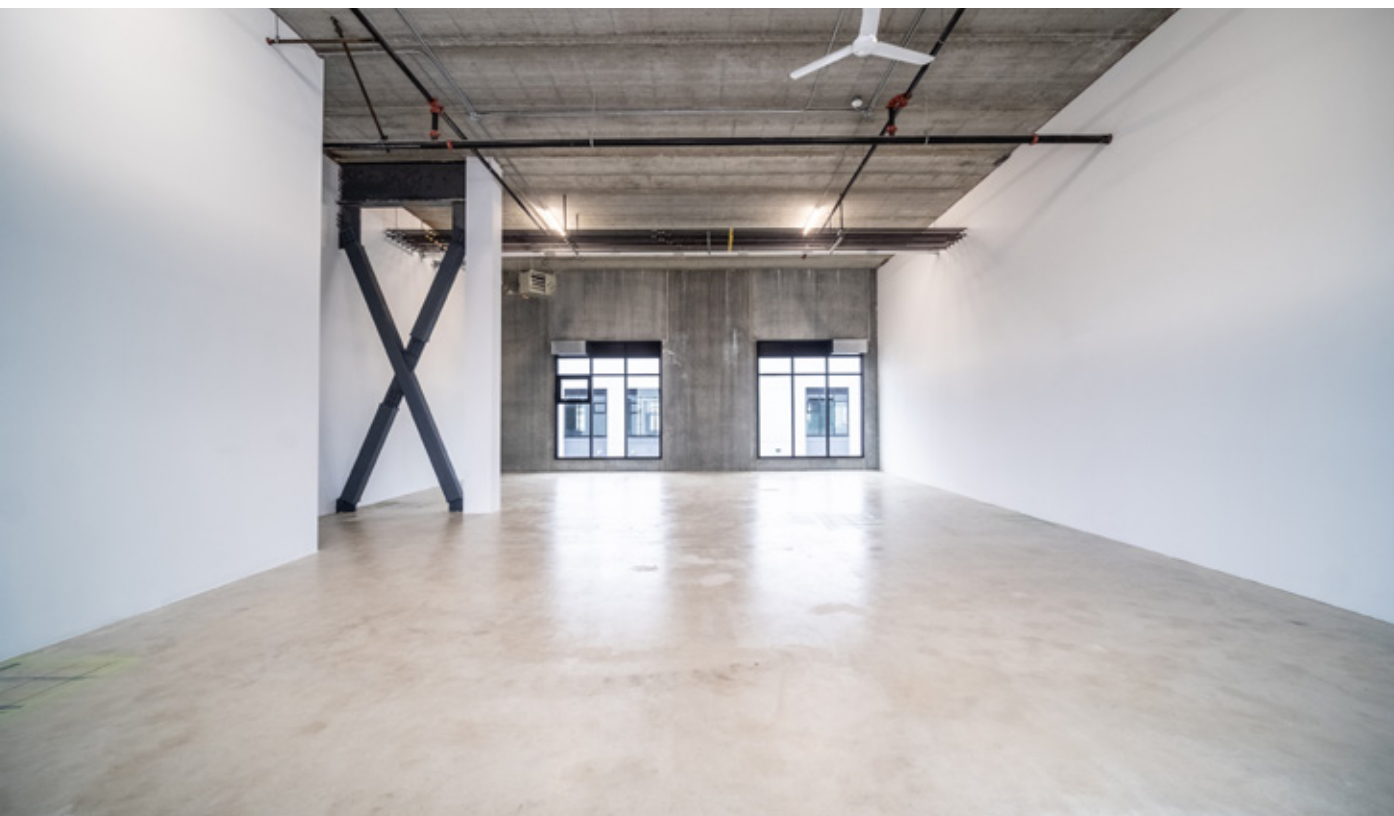


Kitchenette and washroom (with shower) on the second floor are currently being added by the landlord, along with polished concrete flooring and acoustic wall panels. Floorplan is for illustration purposes only.



LEVELS 1-2

Second
Floor

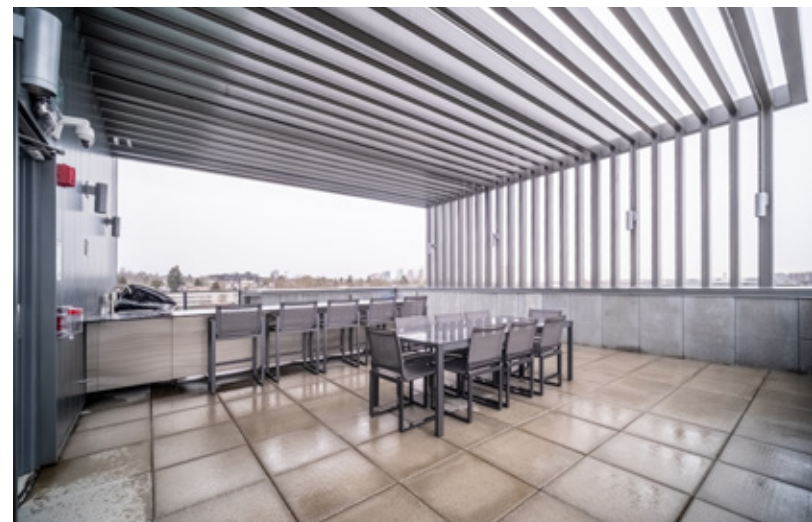




SHARED EXTERNAL FREIGHT ELEVATOR

Common Area Facilities

Shared external freight and passenger elevator, a rooftop amenity area with mountain and river views, and end-of-trip facilities.



ROOFTOP AMENITY AREA

COMMON AREA SECOND FLOOR BALCONY PATHWAY





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**

