

**AVISON  
YOUNG**

# For Lease

**IntraUrban Kent**  
#104 - 901 E. Kent Avenue  
Vancouver, BC



**REDUCED RATE**

Brand new 2,730 sf flex-industrial unit  
with mezzanine in South Vancouver

**Kevin Kassautzki**, Principal  
604 646 8393  
kevin.kassautzki@avisonyoung.com

**Ryan Kerr\***, Principal  
604 647 5094  
ryan.kerr@avisonyoung.com

*\*Ryan Kerr Personal Real Estate Corporation*



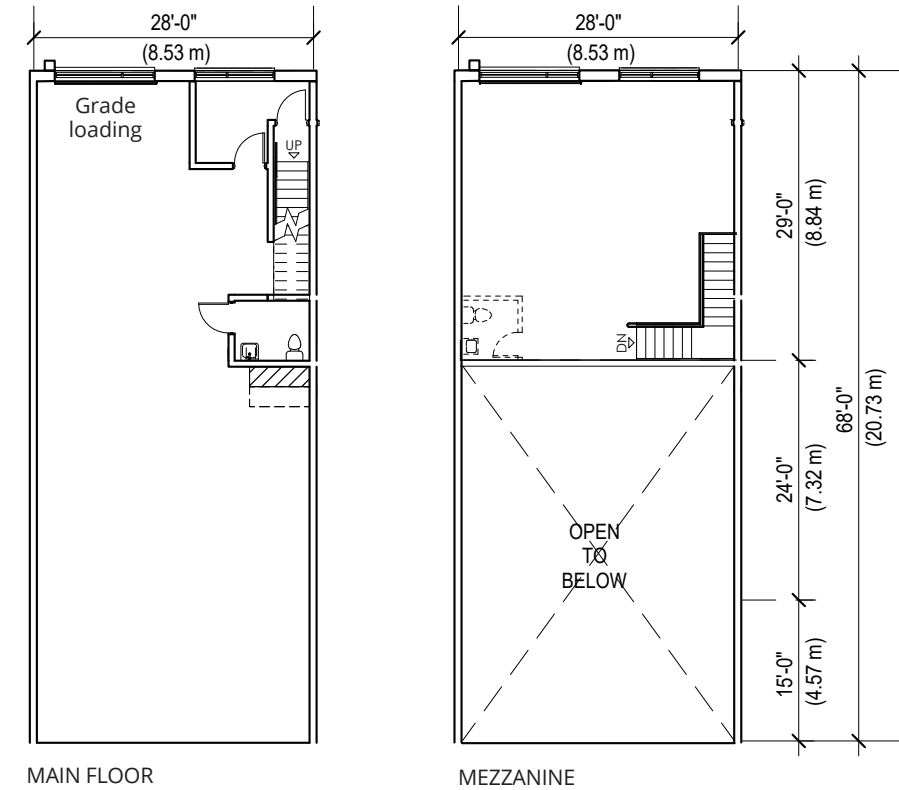
## Location

IntraUrban Kent is conveniently located in South Vancouver, just south of Marine Drive between Ross Street and Chester Street. The central location provides quick access to the Knight Street Bridge, Vancouver International Airport, and Downtown Vancouver. The area is serviced by a number of attractive amenities, including shops, restaurants and cafes. The South Vancouver location is highly desirable for industrial users who wish to stay in the City of Vancouver while having convenient access to major transportation routes and amenities.

## Unit features

-  Contemporary storefront and generous glazing
-  One (1) motorized grade loading door (10' W x 12' H)
-  26' clear ceiling heights in warehouse
-  HVAC in mezzanine
-  ESFR sprinklers
-  3-phase power (200 amp, 120/208 volt)
-  Handicapped accessible washroom on main floor
-  Built-in concrete mezzanine with operable windows
-  High-efficiency lighting
-  Skylights in warehouse
-  Heavy floor load capacity (300 lbs/sf on main floor and 100 lbs/sf on mezzanine)
-  Two (2) designated parking stalls (plus loading bay)
-  Electric Vehicle (EV) conduit provided to one (1) parking stall, ready for EV charger installation
-  Access to end of trip facilities featuring showers, washrooms, lockers and bicycle storage

## Unit plan



## Property details

### UNIT SIZE

Main Floor	1,902 sf
Mezzanine	828 sf
<b>Total</b>	<b>2,730 sf</b>

### ZONING

I-2 (General Industrial) allowing for a variety of storage warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

### ASKING LEASE RATE

\$23.00 psf, per annum (net)

### ADDITIONAL RENT

\$7.75 psf, per annum (2023 estimate)

### POSSESSION

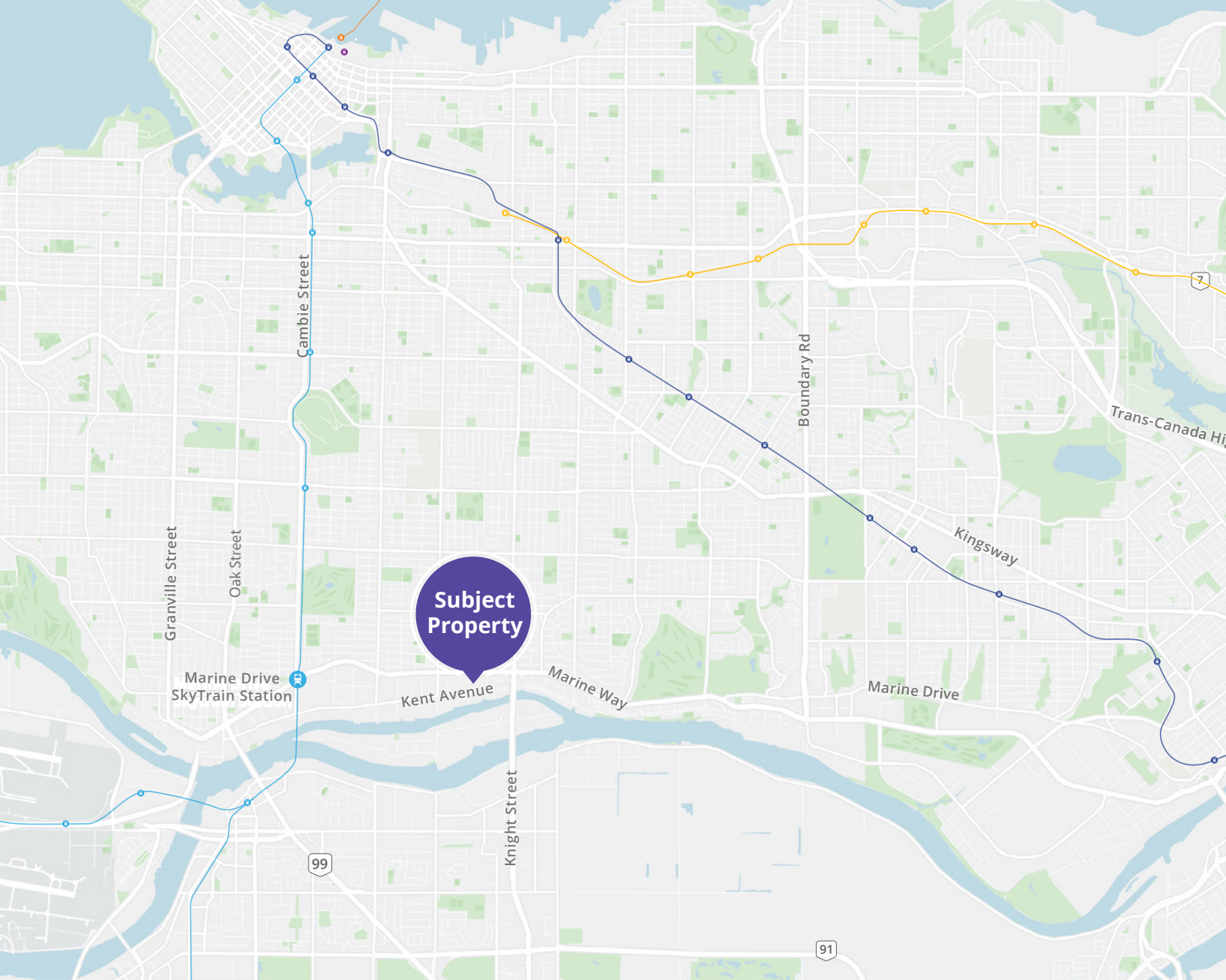
Immediate



WAREHOUSE



MEZZANINE



## Drive Times

**07** minutes to  
Highway 99

**06** minutes to  
Highway 91

**20** minutes to  
Downtown Vancouver

**02** minutes to  
Knight Street

**10** minutes to  
Vancouver International  
Airport

**20** minutes to  
Highway 1

## Contact for more information

**Kevin Kassautzki**, Principal  
604 646 8393  
kevin.kassautzki@avisonyoung.com

**Ryan Kerr\***, Principal  
604 647 5094  
ryan.kerr@avisonyoung.com  
*\*Ryan Kerr Personal Real Estate Corporation*

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.ca](http://avisonyoung.ca)

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.