

FOR LEASE

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Marketed by:

CBRE Limited

1021 West Hastings Street, Suite 2500 Vancouver, BC V6E 0C3 Tel: 604 662 3000 Fax: 604 684 9368 www.chre.ca



Units 130 & 131: Building 2C 8610 Glenlyon Parkway

CBRE

Up to 11,223 sq. ft. of high quality flex industrial / office space

For further information, please contact:

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newhavenbusinesspark.com

BUSINESS PARK

Building 2C: 11,223 square feet of ground floor warehouse/office space available

BUILDING FEATURES

- ESFR sprinklers
- ±24' clear ceiling heights
- Dock loading with grade potential
- T-5 warehouse lighting
- Extensive glazing
- Marine Way exposure
- Abundant surface parking available

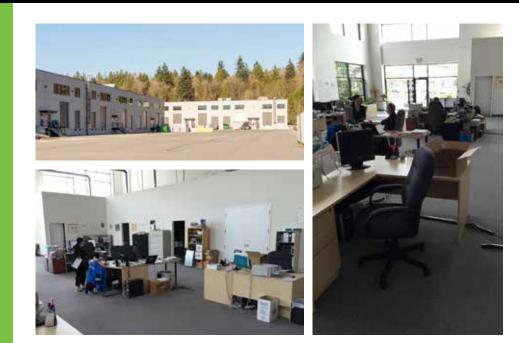
IMPROVEMENTS INCLUDE:

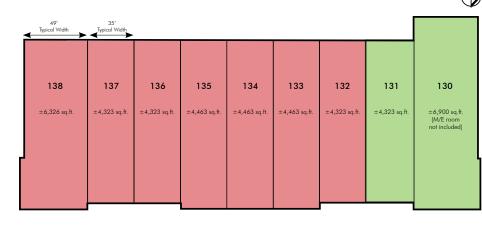
<u>UNIT 130</u>

- Large showroom
- Two boardrooms and one lunchroom
- Mens and ladies washrooms
- 2 dock loading

<u>UNIT 131</u>

- Open plan office area
- 1 private office
- 1 washrooms
- 1 dock and 1 grade loading





AVAILABLE SPACE

UNIT	Office	Warehouse	Total
130	3,547	3,353	6,900 sq. ft.
131	700	3,623	4,323 sq. ft.
			11,223 sq. ft.

LEASE RATE

Unit 130 - \$15.00 per sq. ft. Unit 131 - \$12.00 per sq. ft.

TAXES & OPERATING COSTS

Estimated at \$4.26 per sq. ft. (2016)

ZONING

- :: M5 Light Industrial
- :: B1 Suburban Office
- :: Zoning permits up to 25% ancillary retail

OCCUPANCY

Unit 130 - May 1, 2017 Unit 131 - Dec 1, 2016

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3

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