

# FOR LEASE

Unit 107 | 8300 92nd Street | Delta, BC

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## Riverfront Business Centre

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### LOCATION

Riverfront Business Centre offers incredible exposure and overlooking the South Arm of the Fraser River. Easy highway access. Centrally located only 28 Minutes to YVR International Airport, 22 minutes to Delta Port, 35 minutes to Downtown Vancouver, 14 minutes to Fraser Surrey Docks and 21 minutes to USA Border.

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## FEATURES

- Concrete Tilt-Up Construction
- Open Floor Plan
- LED Lighting
- Fully Air Conditioned
- Two-piece Washroom
- T-Bar Ceilings and Carpet
- Coffee Station with Microwave, Fridge, Millwork and Sink

## AVAILABLE AREA

Second floor office space - 1,138SF. Open layout with incredible views overlooking the South Arm of the Fraser River. Brand new and never occupied.

## LEASE RATE

|                            |            |
|----------------------------|------------|
| Net Rent (\$17.50 per SF.) | \$1,659.58 |
| Taxes & Op Costs (\$3.95)  | \$374.59   |

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|----------------------------------|-------------------|
| <b>Monthly Rent (before GST)</b> | <b>\$2,034.17</b> |
|----------------------------------|-------------------|

## ZONING

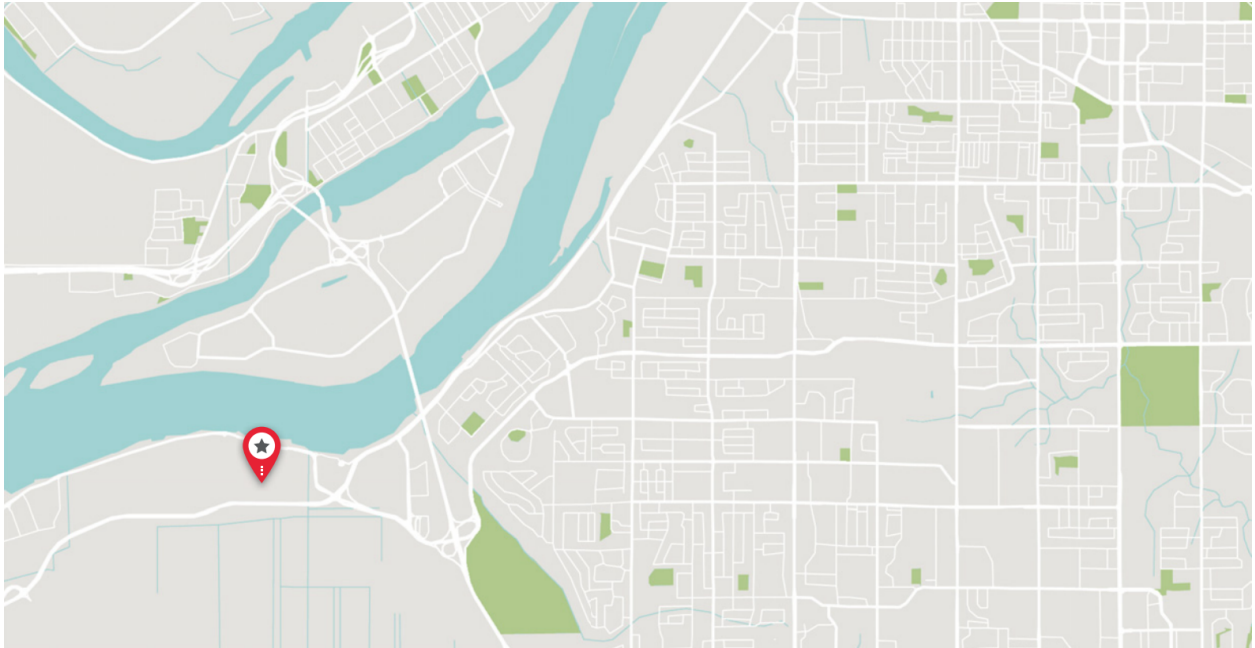
I2 Medium Impact Industrial zoning allows a wide variety of warehouse, manufacturing, distribution, office, and retail uses.



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## AVAILABLE

Immediately



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Real Estate Agent

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