

FOR LEASE

**10,000 sq. ft. Industrial / office
Showroom / Warehouse Space**



**1995 Boundary Road
Vancouver, B.C.**

For more information contact

Rick Halliday

Direct : (604) 699-3470

Mobile: (778) 231-5285



PROSPERO INTERNATIONAL REALTY INC.

517 - 1177 West Hastings Street Vancouver, B.C. V6E 2K3

Tel: (604) 669-2921 Fax: (604) 669-2921

website: www.prospero.ca

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FOR LEASE

1995 BOUNDARY ROAD, VANCOUVER, B.C.

LOCATION

Located at the northwest corner of Boundary Road and East 4th Avenue. Good road access and close proximity to the Highway 1, Lougheed Highway and Boundary Road. The subject property enjoys good visual exposure from Boundary Road, a busy thoroughfare from north to south of Vancouver.

BUILDING FEATURES

Showroom / retail / warehouse area:

- fluorescent and showroom lighting
- Aluminum frame doors and windows
- storage area with concrete floors and sprinklers
- wood frame roof structure
- ample electrical power & telephone cable service
- full 18' ceiling height in showroom/warehouse area with concrete floors and wooden beam ceilings
- well-maintained landscaping

ZONING: I-2 Industrial which allows a wide range of uses including manufacturing, services including motor vehicle repair shop, auction hall, funeral home, restaurant (Class 1), retail including furniture or appliance store, vehicle dealership, transportation and storage, utility and communications and wholesaling. Limited general office use.

PARKING: Ample paved parking and loading areas in the yard.

TAXES & OPERATING COSTS:

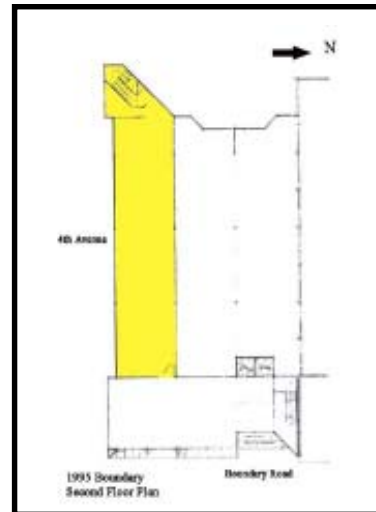
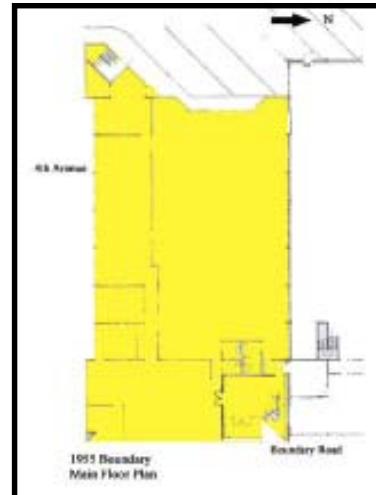
Estimated at \$4.46 per square foot for 2011

AVAILABLE SPACES:

Available Space	Rentable Area subject to measurement (sq.ft.)	Asking Rent (\$ per sq.ft.)
1995 Showroom/Retail	6,754	\$14.00
1995 Upper Office	3,413	\$9.00

IMPROVEMENT ALLOWANCE: Negotiable

AVAILABILITY: Immediate occupancy (Current Staples retail store space and Staples has vacated)



**FOR MORE INFORMATION, PLEASE CALL
RICK HALLIDAY at (604) 699-3470 or
mobile 778 - 231-5285**



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517 - 1177 WEST HASTINGS STREET, VANCOUVER, B.C.
TEL: (604) 669-7733 FAX: (604) 669-2921
WWW.PROSPERO.CA