



FOR LEASE

**1079 – 1087 Marinaside Crescent
Vancouver**



Concord Pacific Developments Inc.
Presentation Centre: 88 Pacific Blvd. Vancouver
concordcommercial.ca

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THE FACTS

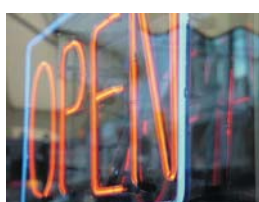
Marinaside Commercial:

- 4 different retail units
- Units range in size from 1,032 - 1,442 sq. ft. (or combined for total 4,966 sq. ft.)
- All are street-front
- Ceilings are 10' 4"
- Tenant parking available for lease
- Overlooking the Marina on the False Creek waterfront

Surrounding Area

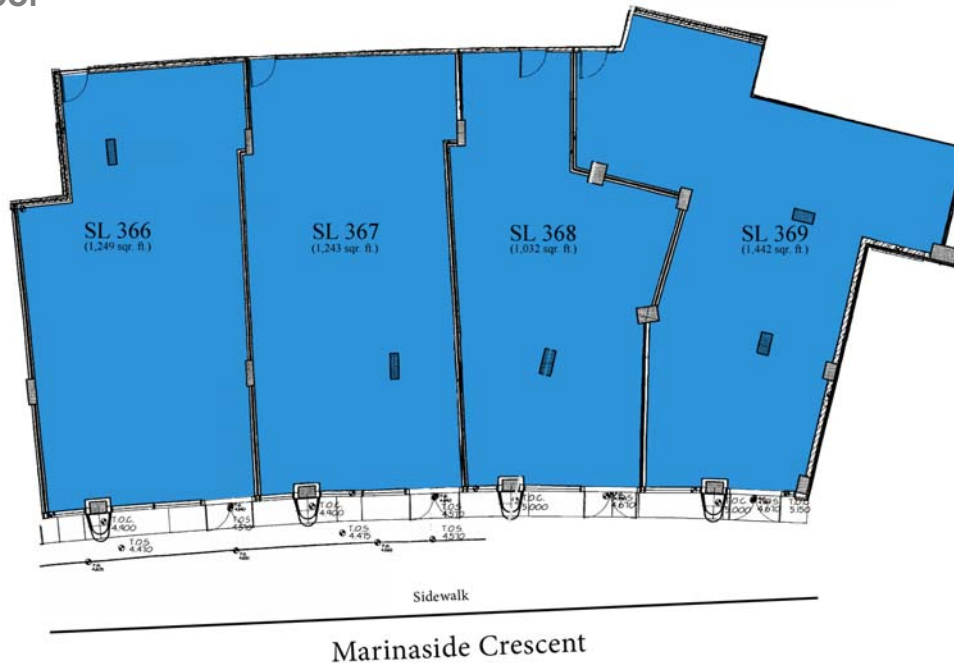
- Surrounded by more than 20 residential towers (over 3000 residences in the immediate vicinity)
- High foot traffic - from the sidewalks and nearby seawall
- Established affluent neighbourhood
- Community anchors include GM Place, The Roundhouse Community Centre, Urban Fair, Opus Hotel, BC Place, the shops and restaurants of nearby Yaletown and a variety of public parks

Permissible Uses: Service Use / Office Use / Retail Use





Ground Floor



- Exposed concrete floor
- Unpainted drywall for demising walls in accordance with Building Code requirements
- Electrical service to a control panel
- Fire protection sprinkler in accordance with fire code requirements for shell space
- Heating and ventilation systems in accordance with Building Code requirements for shell space
- Central Air Conditioning
- Conduit for cablevision and telephone
- Cold water supply

* All measurements are approximate and should be verified

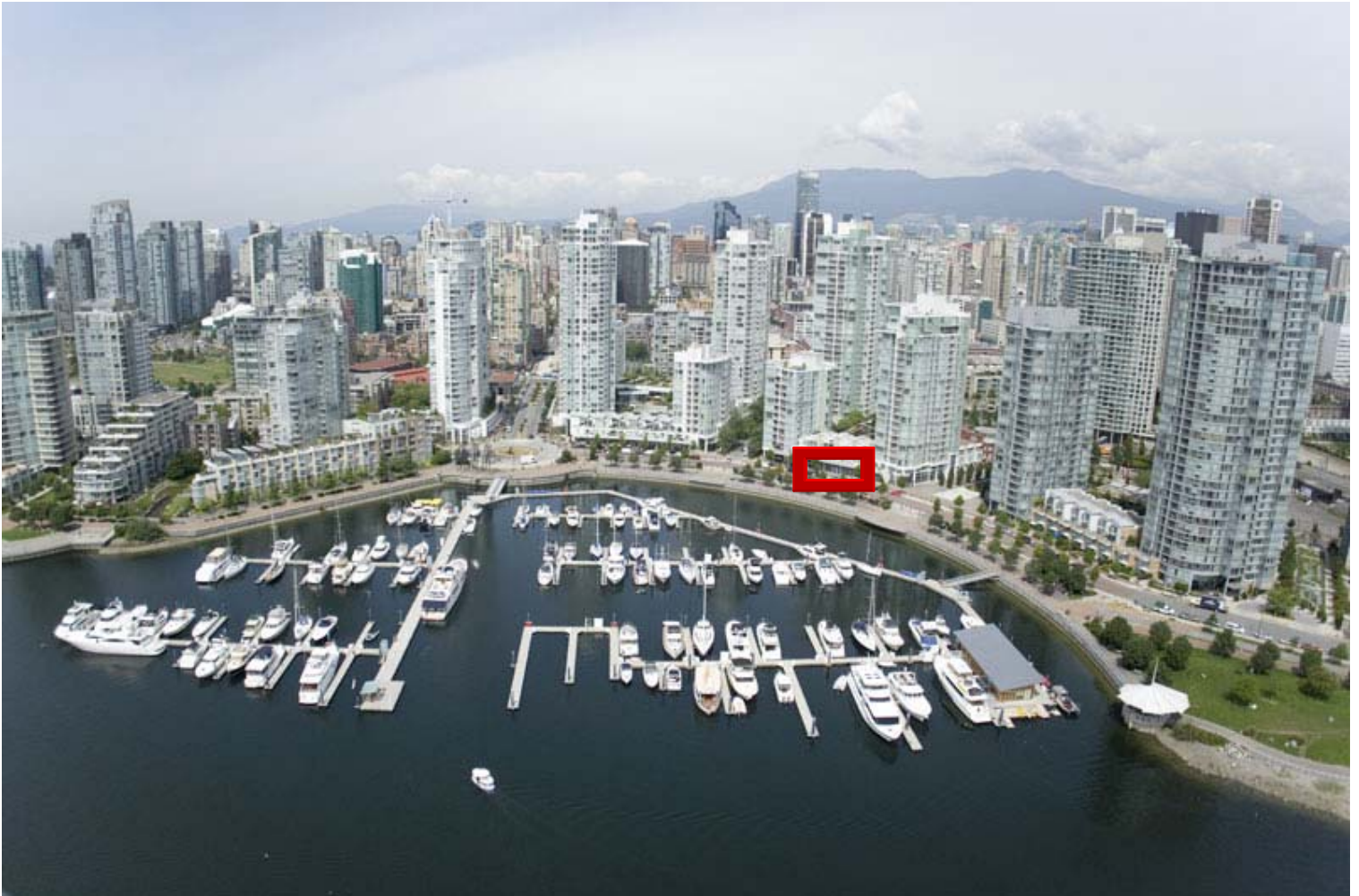
RATES		
Ground Floor Units	Ground Floor Rental	Area Rental Rate
SL 369	1,249 Square feet	\$ 60.00 psf
SL 368	1,243 Square feet	\$ 60.00 psf
SL 367	1,032 Square feet	\$ 60.00 psf
SL 366	1,442 Square feet	\$ 60.00 psf

Total Square Footage 4,966 Square feet

Additional Rent : \$ 18.00 (est.)



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Marinaside Crescent Neighbourhood



Towards West



Front View



Towards East

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