



Unit 16
1610 Derwent Way,
Annacis Island,
Ladner

Office Space For Lease

High-visibility office/retail located in the highly desirable
Annacis West Business Centre



KEVIN KANG

Personal Real Estate Corporation

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www.ihomemarketing.ca



Property Overview

Land Size:	3,915 sq.ft
Space Avail for Lse:	3,915 sq.ft
Whse/Indust. Size:	3,087 sq.ft
Office Area:	828 sq.ft
Zoning:	I-2
Gross Property Tax:	\$16,116.66 (2024)
Strata Fees/Month:	\$865.45
Year Built:	1995
Building Type:	Warehouse
Construction Type:	Concrete
Parking Spaces:	6
For Lease Asking Price:	\$19.5 per Annum/SF

The subject premise is strategically located in the geographic center of Metro Vancouver in the highly desirable Annacis West Business Centre, Within minutes of Highway 91. The Alex Fraser, The Queensborough and the Knight Street Bridges, and the newly constructed South Fraser Perimeter Road (Highway 17) , this location provides excellent access to Vancouver, Burnaby, Richmond, Surrey, New Westminster, North Delta, Langley, Coquitlam and the United States Border, Main floor office/warehouse features dock level loading, open area reception, Three private office, one private washroom industrial sinks and lots of power, Second floor office features waterfront views, large windows for natural light, HVAC system throughout, open area work space and one private office, Unit includes six (6) parking stalls plus loading area.

Interior Photos



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