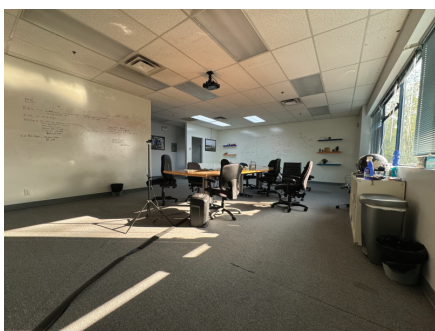
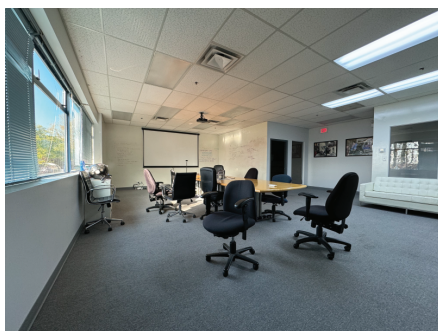


Unit 16, 1610 Derwent Way Annacis Island, Delta



OFFICE SPACE FOR LEASE

Property Overview

Municipal Address:	16-1610 Derwent Way, Delta
Total Available Area:	3,915 sq.ft
Office Area:	828 sq.ft
Warehouse Area:	3,087 sq.ft
Ceiling Height:	27'
Loading Bay:	1
Power:	600V 200A 3 Poles
Zoning:	I-2
Year Built:	1995
Building Type:	Warehouse
Basic Rent:	\$19.5 psf NNN
Additional Rent:	\$7.37 psf
Occupancy:	Sept 1, 2025

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.



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