



**FOR LEASE**

UNIT 330

**6165 HIGHWAY 17A**

DELTA, BC

**GLENWOOD**  
COMMERCE CENTRE



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## UNIT 330 6165 HIGHWAY 17A DELTA, BC

### LOCATION

Glenwood Commerce Centre is located slightly northwest of Highway 99's Ladner Interchange and just south of the George Massey Tunnel. Highway 99 offers excellent access to Richmond, YVR and downtown Vancouver. Highway 17A offers direct access to the Deltaport Container Terminal, BC Ferries Tsawwassen Terminal, River Road, Tilbury, RiverPointe, Riverway and Nordel Business Parks and the Alex Fraser Bridge. Access to Glenwood Commerce Centre is off 60th Avenue. Construction is almost complete on a new casino-resort on the adjacent site previously occupied by the Delta Town & Country Inn.

### LEASE RATE

Net Rent (\$14.00 per sf)	\$2,562.00
Taxes & Op Costs (\$7.05 per sf)*	\$1,290.15
<b>Monthly Rent (before GST)</b>	<b>\$3,852.15</b>

\* Fiscal 2022

### ZONING

Comprehensive Development Zone No. 239 allowing a wide variety of warehouse, manufacturing, distribution, office and retail uses.

### AVAILABLE AREA

Unit 330 - Second Floor Office Space 2,196 sf

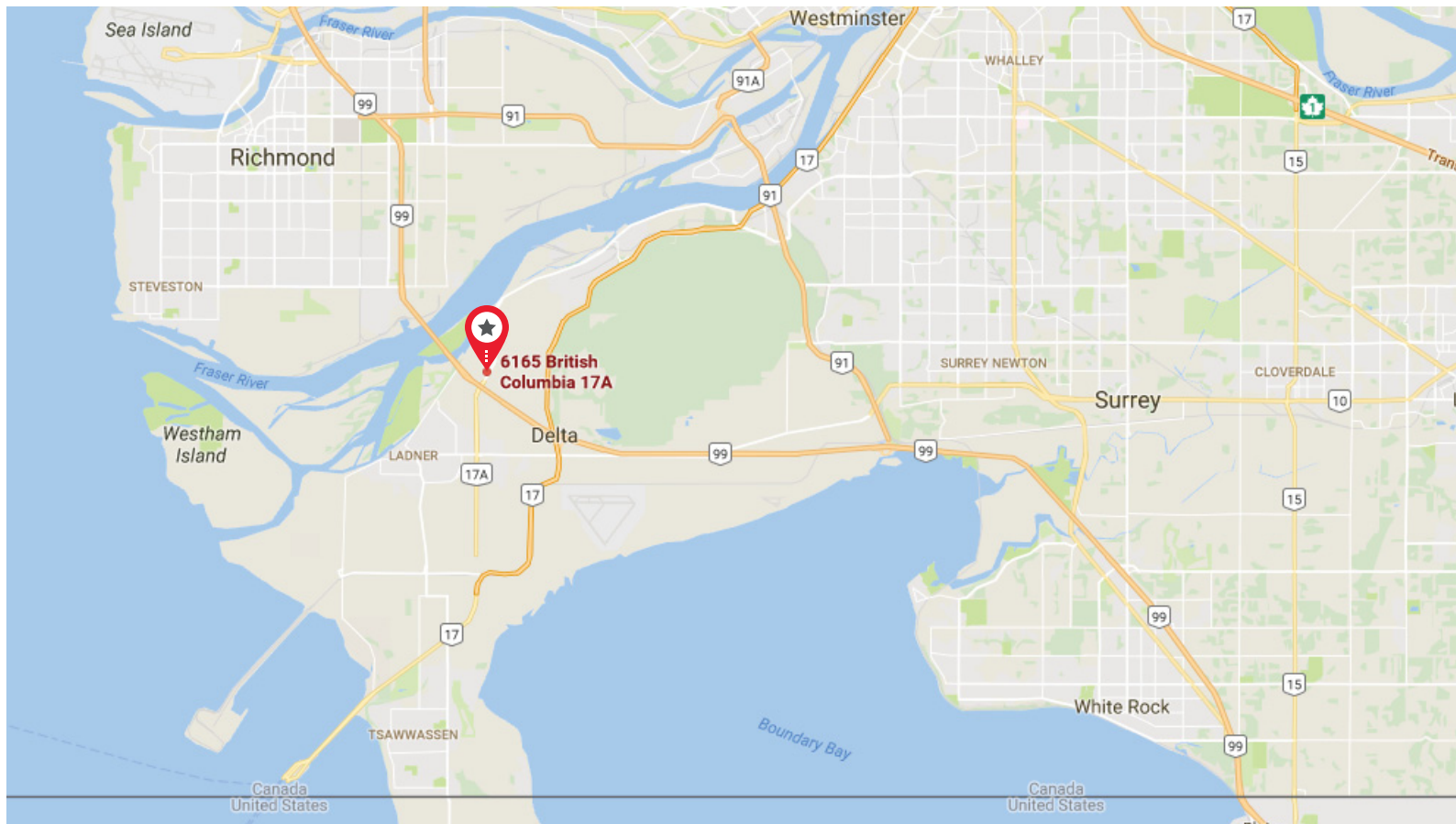
Second floor office space suitable for a variety of office applications. This unit has its own private entrance. Incredible views! For interior photographs and a floor plan, please contact the Listing Brokers.

### FEATURES

- Quality tilt-up concrete construction
- Building freshly painted, new directory board
- Fully air-conditioned with five private offices,
- Board room and lunchroom, all with glazing
- Open area suitable for workstations
- Abundant free parking, restaurant on site
- Public transit at the front of the project

### AVAILABLE

October 1, 2022



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