



**FOR LEASE:**

UNIT 340

**6165 HIGHWAY 17A**

DELTA, BC

**GLENWOOD**  
COMMERCE CENTRE

**AIR-CONDITIONED OFFICE SPACE**



**John Weiss**

Senior Associate

604 640 5865

john.weiss@cushwake.com

**Ron J Emerson**

Personal Real Estate Corporation

Vice President

604 608 5921

ron.emerson@cushwake.com



# FOR LEASE

## 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 the new Cascades Casino Resort & Spa located on the adjacent site previously occupied by the Delta Town & Country Inn.

### LEASE RATE

Net Rent (\$14.50 per sf)	\$1,352.13
Taxes & Op Costs (\$7.06 per sf)*	\$658.35
<b>Monthly Rent (before GST)</b>	<b>\$2,010.48</b>

\* Fiscal 2022

### ZONING

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

### AVAILABLE AREA

Unit 340 - Ground Floor Office Space

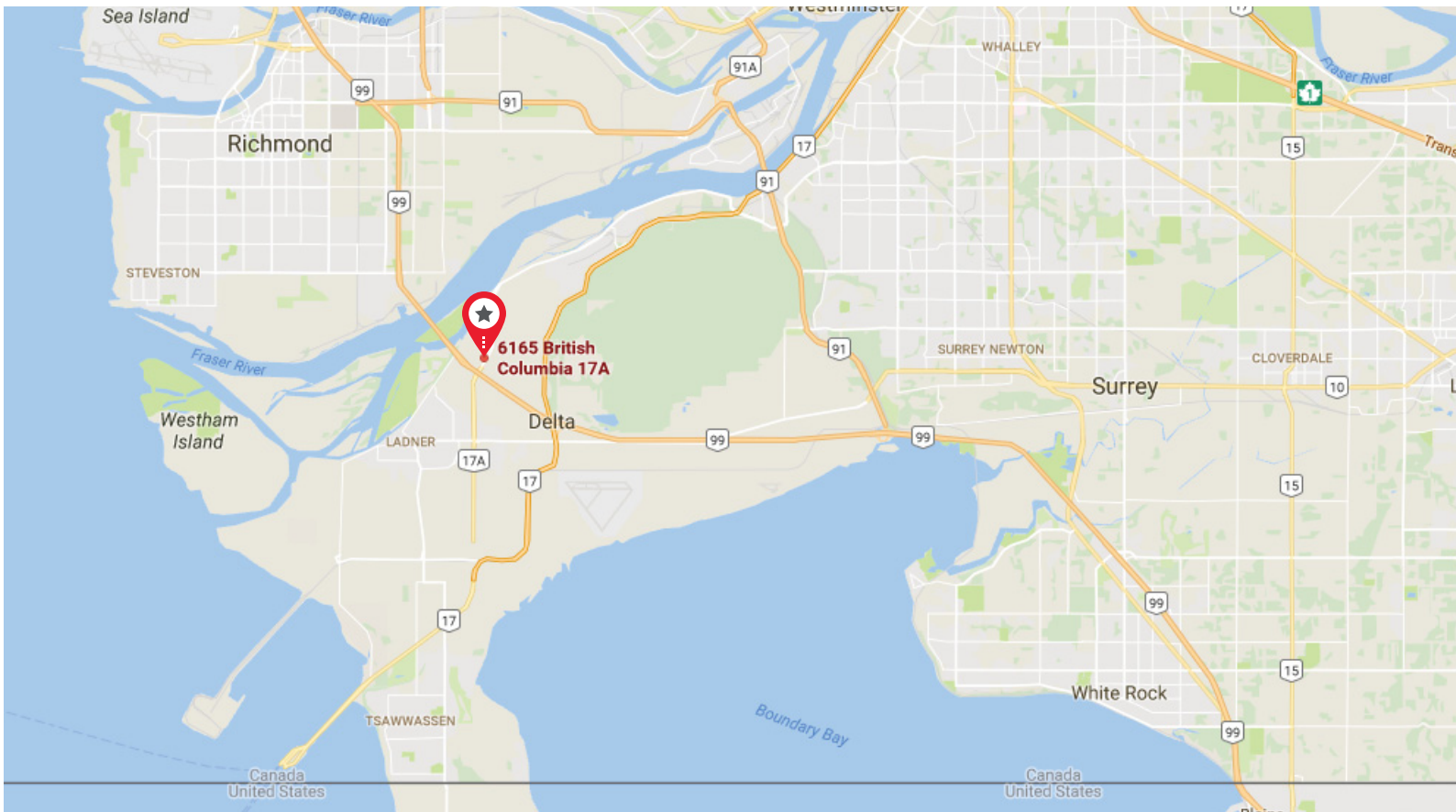
1,119 sf

### FEATURES

- Quality tilt-up concrete construction
- Building freshly painted, new directory board
- Fully air-conditioned with two private offices
- Open area suitable for workstations
- Large, pleasant reception area
- Coffee/lunchroom area
- Abundant free parking, restaurant on site
- Public Transit right outside front door

### AVAILABLE

October 1, 2022



### John Weiss

Senior Associate  
604 640 5865  
john.weiss@cushwake.com

### Ron J Emerson

Personal Real Estate Corporation  
Vice President  
604 608 5921  
ron.emerson@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (07/22/mf)