



FOR LEASE

UNITS 125 - 145

6165 HIGHWAY 17A

DELTA, BC

GLENWOOD
COMMERCE CENTRE

AIR-CONDITIONED OFFICE SPACE



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6165 HIGHWAY 17A

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LOCATION

Glenwood Commerce Centre is located slightly northwest of Highway 99's Ladner Interchange, just south of the George Massey Tunnel and adjacent to the new Delta Casino, Resort & Spa, with access off 60th Avenue. 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.

LEASE RATE

Net Rent (\$15.00 per sf)	\$5,531.25
Taxes & Op Costs (\$9.00 per sf)*	\$3,318.75
Monthly Rent (before GST)	\$8,850.00

* Fiscal 2023

ZONING

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

AVAILABLE AREA

Units 125 - 145 - Second floor office space 4,425 sf

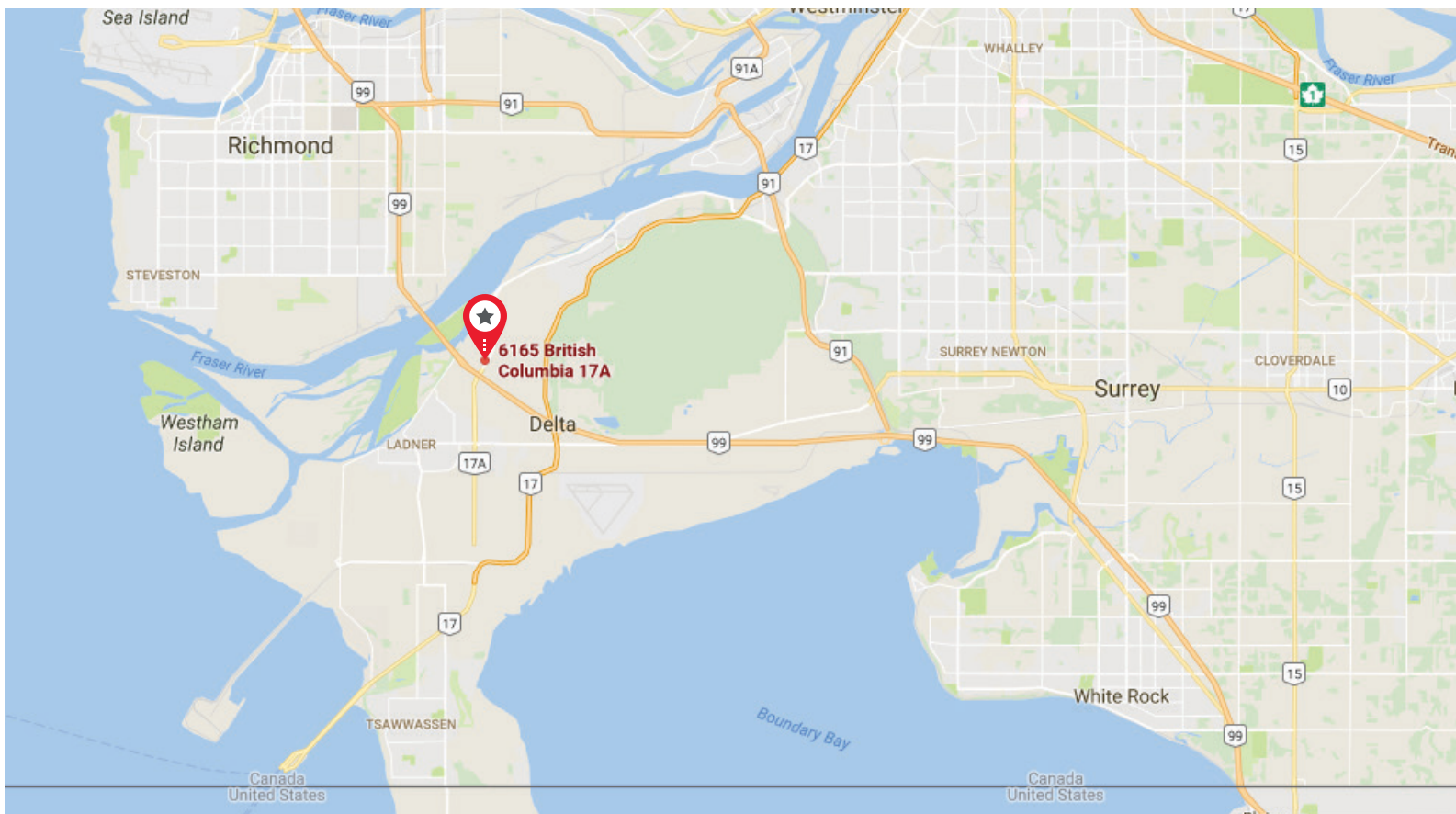
Second floor office space suitable for a variety of office applications. This unit has its own private entrance and incredible sweeping views! For interior photographs and a floor plan, please contact the Listing Brokers.

FEATURES

- Quality tilt-up concrete construction
- Fully air-conditioned and sprinklered
- Private offices with sweeping views,
- Board room, lunchroom, all with glazing
- Open area suitable for workstations
- Large, pleasant reception area
- Abundant free parking, restaurant on site
- Public transit at the front of the project

AVAILABLE

Immediately



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