



FOR SUBLEASE

# 1599/1607 DERWENT WAY

DELTA, BC

3,880 SF OF WELL-APPOINTED OFFICE SPACE ON ANNACIS ISLAND

The subject property is a secure and well appointed second floor office space for lease. The office is self-contained with its own secure front entrance way. Situated on the north side of Derwent way in a well-established building. Ample street and offstreet parking with immediate access to Delta and Richmond.

## Building Features



Quick Access  
to Transit



Fully Furnished Office



HVAC



I2 Zoning

Asking: \$16.00/SF

 CUSHMAN &  
WAKEFIELD

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# 1599/1607 DERWENT WAY

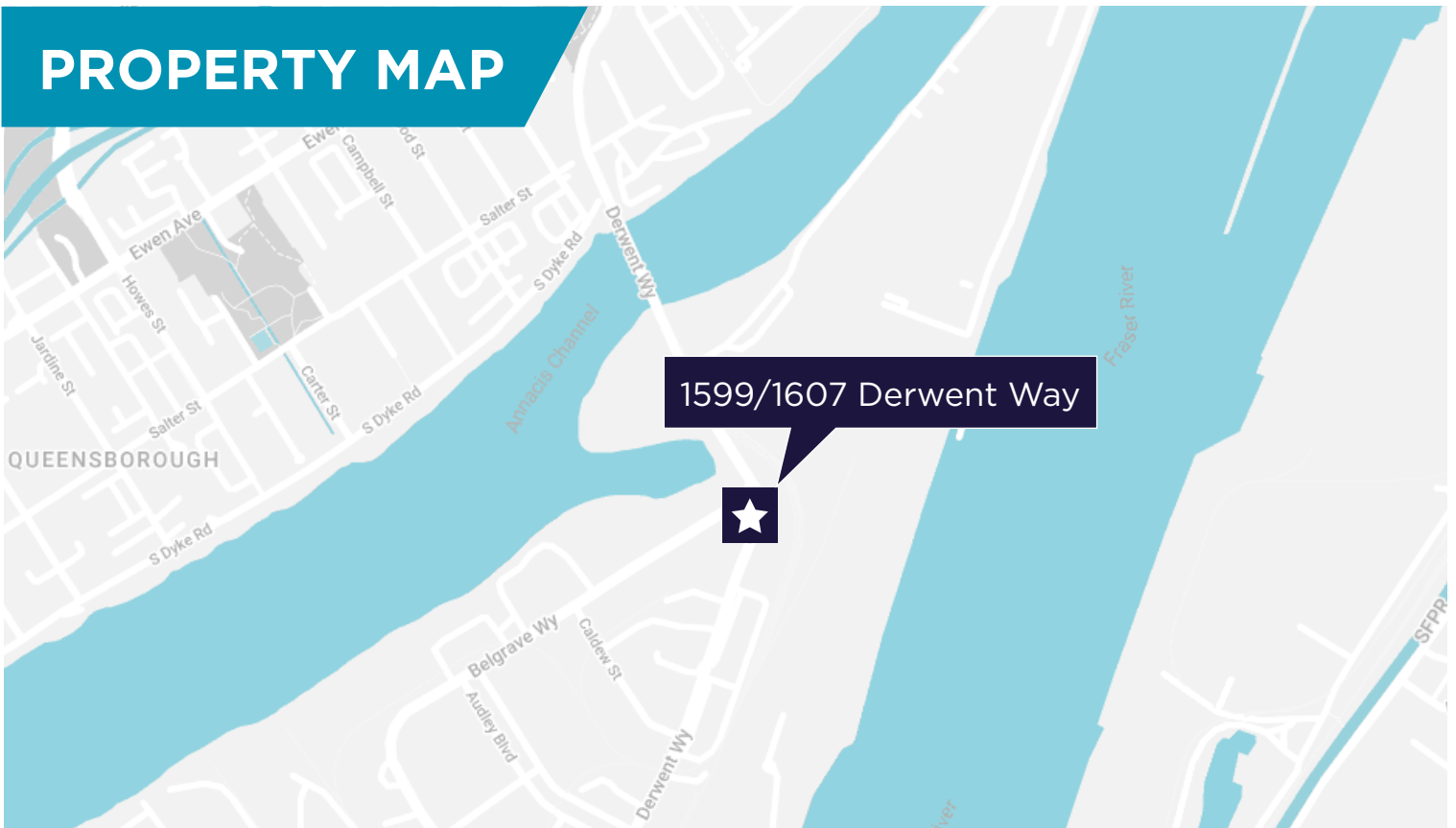
DELTA, BC

## Property Overview

Civic Address	1599/1607 Derwent Way, Delta, B.C.
Legal Address	Lot 325 District Lot 351 Group 1 New Westminster District Plan 84718 PID: 015-812-031
Zoning	I2 Medium Impact Industrial
Area	3,880 SF
Clear Height	18'
Parking	20 parking stalls and ample street parking

Features	<ul style="list-style-type: none"><li>Well lit, modern tile and carpeting</li><li>Open reception area</li><li>2 bathrooms</li><li>Meeting room</li><li>Full kitchenette and lunchroom</li><li>Handicap bathroom and shower</li><li>Full HVAC throughout</li></ul>
Availability	Immediate
Asking Rate	\$16.00 per SF
Additional Rent	\$4.40 per SF

## PROPERTY MAP



### MAX WILTSHIRE

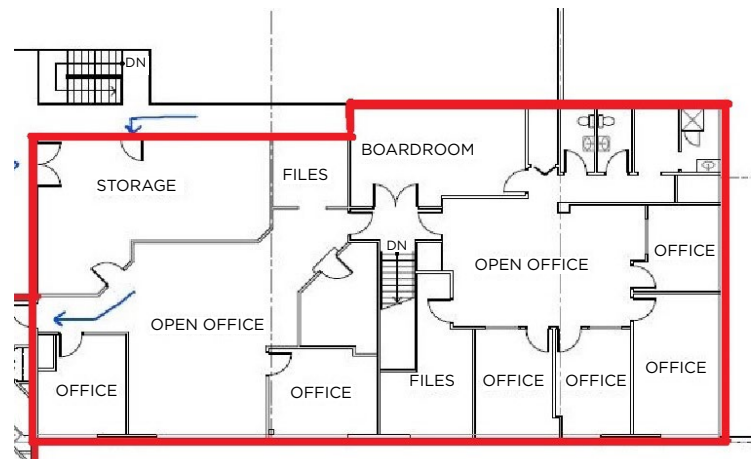
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# INTERIOR PHOTOS



# FLOOR PLAN



For more information, please contact:

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