

FOR SUBLEASE

**1750 West
75th Avenue
Vancouver, BC**

1750

**ANGUS
CORPORATE
CENTRE**



OFFICE SPACE FOR SUBLEASE AT BELOW MARKET RENTS

1750 West 75th Avenue is a riverfront property within Angus Corporate Centre, with close proximity to public transit. Amenities include a fitness facility, shuttle bus to the Canada Line Station and the Bus Loop.

Office Space: 3,350 - 32,481 sq. ft.

Area Rates: \$15.00 per sq. ft.

Taxes & Op. Costs: \$11.26 per sq. ft. (2017)

Available: Immediate

Sublease Term: Flexible

Parking: 1 stall per 420 sq. ft. leased, at no cost

- Adjacent To Park and River
- Abundant Off Street and Street Parking
- On-Site Cafe
- Free Shuttle Bus Service to Marpole Bus Loop & Cambie Canada Line Station

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SUBLEASE OPPORTUNITY

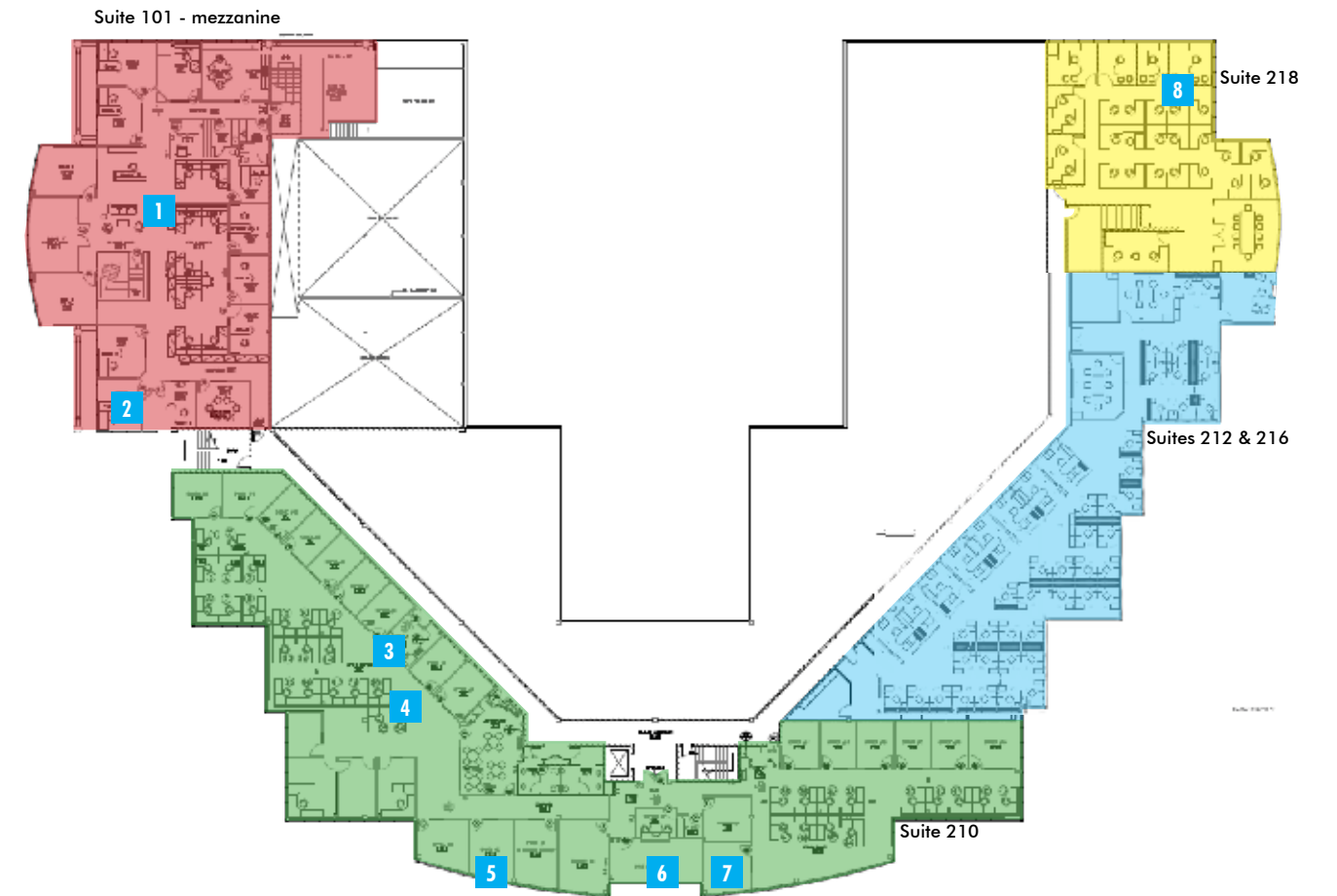
Angus Corporate Centre

1750 West 75th Avenue
Vancouver, BC

UNIT DETAILS

UNIT	SPACE TYPE	AREA SIZE	SPACE DESCRIPTION
Unit 101	Office	11,986 sq. ft.	1st Floor: Improved office space with 9 private offices, boardroom, meeting room, small meeting room, storage, and warehouse/shop. 2nd Floor: 13 private offices, meeting room and kitchen area.
Unit 101 A	Flex	3,350 sq. ft.	Warehouse space with 2 grade loading doors plus 1 shared loading dock for the Building.
Unit 210	Office	11,001 sq. ft.	Improved office space with open work area and 23 private offices, 2 large and 1 small meeting rooms, kitchen and lunchroom. 7 private offices have river views.
Unit 212 & 216	Office	6,144 sq. ft.	Improved office space with large open work area and 9 private offices, kitchen and 2 meeting rooms. These two suites can be demised into separate units again.
Unit 218	Office	3,686 sq. ft.	Im UNDER CONTRACT rea, 6 private offices, boardroom, kitchen and storage area.
TOTAL		32,481 sq. ft	

SECOND FLOOR



MAIN FLOOR

1

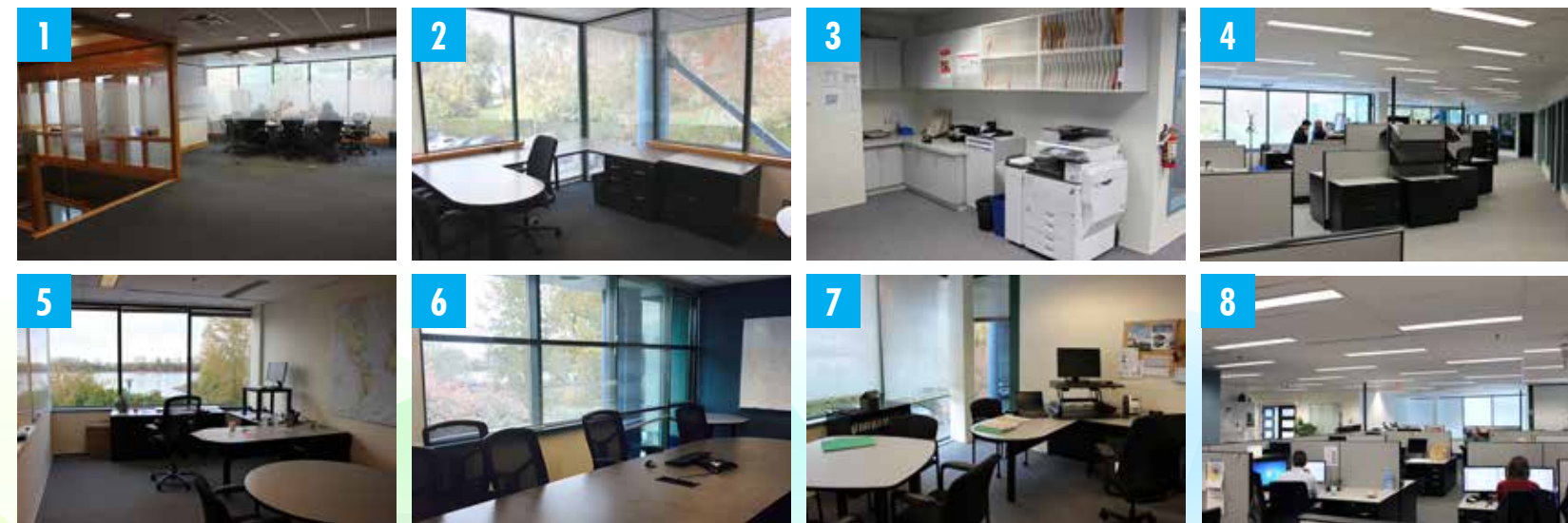
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SOUTH VANCOUVER LOCATION

Well situated in South Vancouver, 1750 West 75th Avenue sits 50 meters from the Fraser River Foreshore Park and its various walking and jogging trails. The South Vancouver market is home to numerous multi-national and national corporations and is a highly sought after area based on its proximity to Vancouver International Airport (YVR), the Arthur Laing Bridge and Highway 99, leading to the Canada / US Border. The area is comprehensively serviced by public transit and the Canada Line SkyTrain offers enhanced access for commuters.

UNOBSTRUCTED RIVER VIEWS



CONTACT US:

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