



1687 & 1689 Cliveden Avenue, Delta, B.C.

- 13,765 square feet or 25,189 square feet or 38,954 square feet
- High office build-out
- River views

FOR MORE INFORMATION PLEASE CONTACT:

Contact: Anthony Lux
Email: Anthony.Lux@dtzbarnicke.com
Direct Tel: (604) 630 3377
Cellular: (604) 781 5949



LOCATION

The subject property is located in Annacis Business Park which has emerged as one of the premier industrial parks in the Lower Mainland. Ocean Ridge Business Centre is a multi-tenant development situated on the western side of Annacis Business Park at the intersection of Derwent Way and Cliveden Avenue. Annacis Business Park is located in the geographic centre of the Lower Mainland with excellent accessibility to YVR, Downtown Vancouver, Deltaport, the Port of Vancouver and the U.S. border via the Highway #91 Freeway System. Annacis Business Park has attracted numerous recognizable corporations including Pepsi, Yamaha, Unisource, Neptune Food Service, The Cakerie, Western Waffles, Hain Celestial, Canada Bread, English Bay Batter Company, Christie Brown, Sleeman Breweries, Golden West Bakery and Dynamic Chocolates.

ZONING

I-2 (Industrial zoning also permits light industrial office, warehouse and certain wholesale uses.)

AREAS AVAILABLE:

Unit	Warehouse	Ground Floor Office	Mezzanine Office	Total
1687	9,047 sq ft	2,324 sq ft	2,394 sq ft	13,765 sq ft
1689	17,923 sq ft	2,777 sq ft	4,489 sq ft	25,189 sq ft
1687 & 1689	26,970 sq ft	5,101 sq ft	6,883 sq ft	38,954 sq ft

OPPORTUNITY

To lease Unit 1687 or Unit 1689 in this first class flex development on an individual or combined basis with 2011 occupancy.

BUILDING FEATURES

- 24 foot warehouse ceiling height
- Dock & grade level loading
- Double row parking
- Extensive window glazing
- Beautiful river views
- HVAC serviced office improvements
- Fully sprinklered
- Heavy electrical power

ASKING LEASE RATE

\$8.25 per square foot net annually

OPERATING COSTS & TAXES (2010)

\$3.45 per square foot per annum

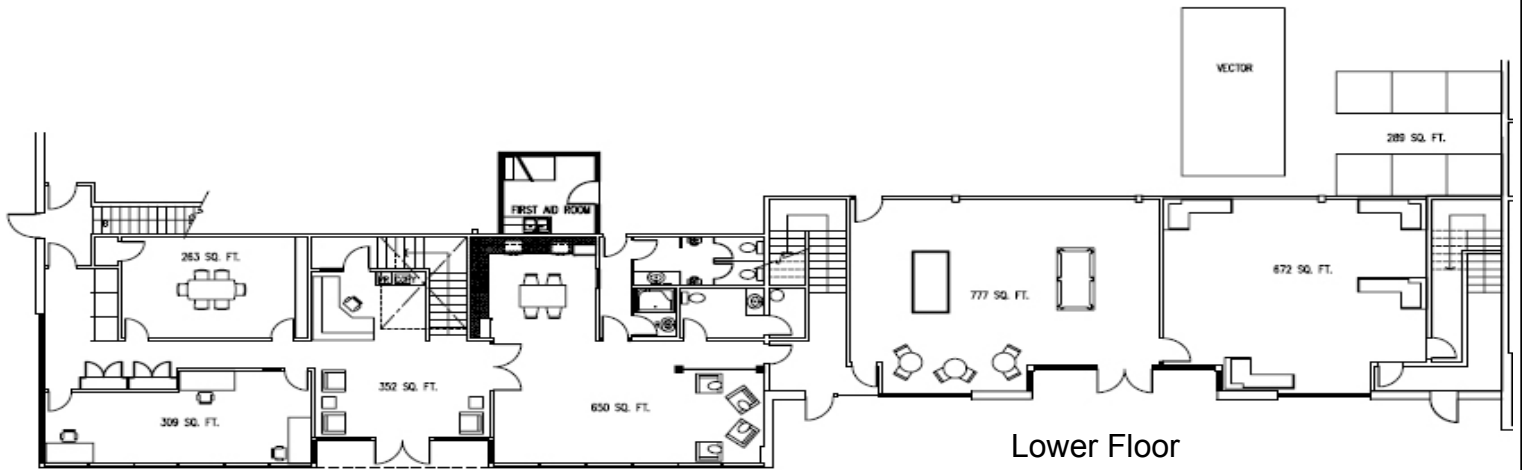
AVAILABLE

May 1, 2011

1689 CLIVEDEN

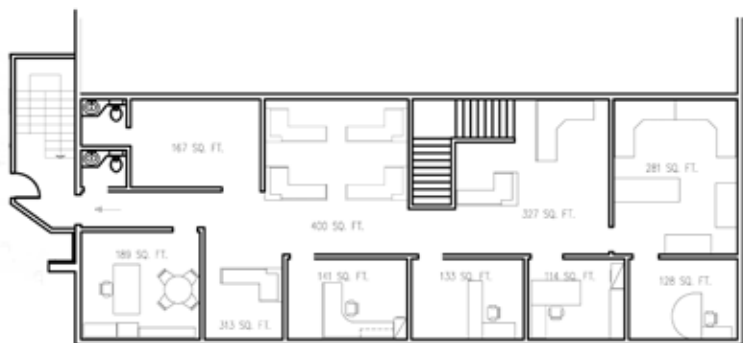


Upper Floor

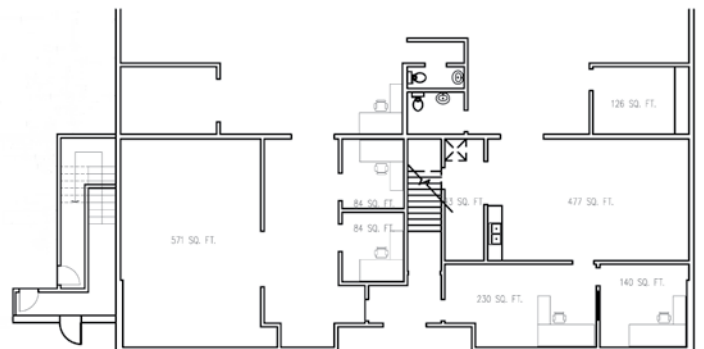


Lower Floor

1687 CLIVEDEN



Upper Floor



Lower Floor



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