

# For Lease

Office/Warehouse  
Space located in East Richmond

## Shelter Island Commerce Centre

### Location

Shelter Island Commerce Centre is a gated 180,000 sq. ft. multi-tenant two building complex designed to satisfy office requirements from 1,200 sq. ft. and warehouse requirements from 4,400 sq. ft. This architectural masterpiece is the work of Sanford Designs, and features a concrete tilt-up facility combining an abundance of glazing parking and loading areas to meet the requirements of today's office and industrial users.

### Available Building Areas

#### 21300 Gordon Way

- Unit #203-3,445 sq. ft. 2<sup>nd</sup> floor office space, nicely improved
- Unit #213-1,494 sq. ft. 2<sup>nd</sup> floor unit, 4 offices, lunch room, nicely improved
- Unit #223-1,244 sq. ft. 2<sup>nd</sup> floor unit with two offices, nicely improved
- Unit #248-1,244 sq. ft. 2<sup>nd</sup> floor office space, shell condition

#### 21320 Gordon Way

- Unit #120-1,746 sq. ft. Ground floor corner unit, nicely improved
- Unit #135-4,839 sq. ft. Warehouse bay with dock loading
- Unit # 270-2,374 sq. ft. 2<sup>nd</sup> floor corner office unit, nicely improved.
- Unit # 215-3,991 sq. ft. 2<sup>nd</sup> floor office space, nicely improved
- Unit # 225-3,470 sq. ft. 2<sup>nd</sup> floor office space, nicely improved
- Unit # 235-3,014 sq. ft. 2<sup>nd</sup> floor office space, nicely improved

### Building Features

- Build to Suit A/C Office/Showroom & Mezzanine areas
- Flexible bay / unit sizes
- Dock and grade level loading doors with levelers
- 26' clear ceiling heights in warehouse area
- Extensive exterior glazing and natural light
- Attractively landscaped entrance and parking ways
- 3-Phase electrical service in warehouse
- Access to fitness facilities and showers

### Operating Costs & Property Taxes

Estimated at \$3.99 per square foot for 2014 (Office)

Estimated at \$3.35 per square foot for 2014 (Whse)

### Zoning

IB-1 Industrial allowing for a wide range of office and industrial uses, including manufacturing, distribution, warehousing, assembly and high tech office. 100% office uses are welcomed under zoning.

### Asking Lease Rate

Warehouse - \$8.50 per square foot, per annum, net

Office - \$11.00 per square foot, per annum, net



For Further Information, Please Contact  
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