

For Lease

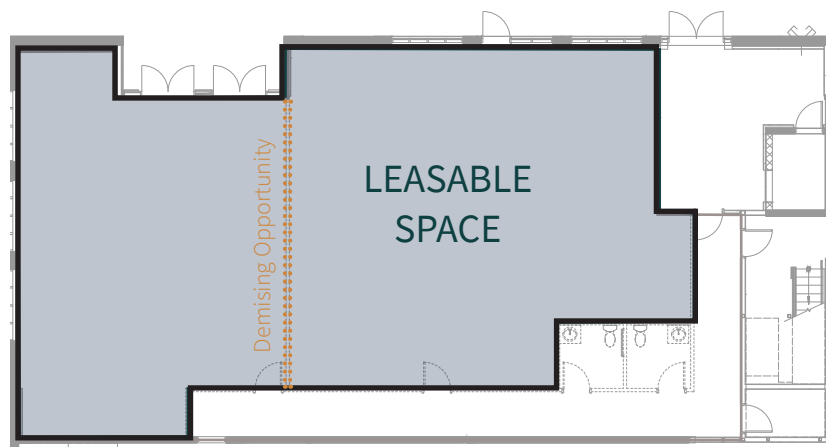


Brand New Space for Lease

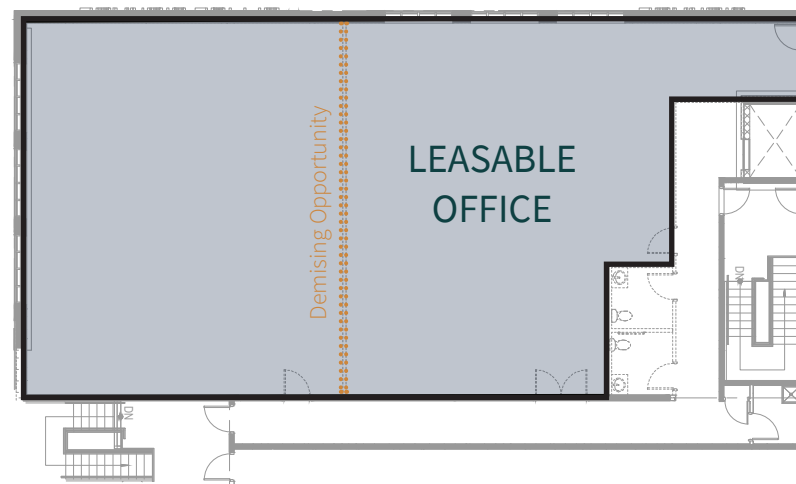
39470 Queens Way, Squamish, BC



MAIN FLOOR



SECOND FLOOR



Opportunity

Owned and operated by award-winning Nicola Wealth Real Estate, 39470 Queens Way is the newest commercial offering coming to the Squamish Business Park, an area immersed with a vibrant and creative culture. The development seeks to further inspire innovation and collaboration by providing workspaces that are sure to create synergies within the complex and broader Squamish Business Park. This exciting project will deliver over 8,000 sf of space designed to accommodate various designs and user groups, and will feature large windows allowing ample light, high exposed ceilings, and LED lighting throughout.

AVAILABLE AREA:

Main Floor	4,110 SF
Second Floor	4,202 SF
Total	8,312 SF

*SMALLER DEMISING OPTIONS ARE AVAILABLE



ZONING:

I-8 (flexible tenant uses can be accommodated)



AVAILABILITY:

Immediately



ASKING LEASE RATE:

Contact listing agents



ADDITIONAL RENT:

\$8.36 psf/pa



Second Floor



Second Floor



Main Floor



Outdoor Seating Area

Property Details



CEILING HEIGHT
13' slab to slab



LIGHTING
High efficiency LED fixtures



FLOORING
Polished concrete floor



SIGNAGE
Signage opportunities available



FLEXIBILITY
Alternative demising options considered



USE
Various commercial uses permitted



TENANT AMENITY
Outdoor Seating Area



PARKING
On-site parking available

Location

Centrally located in the Squamish Business Park, 39470 Queens Way is minutes from downtown Squamish and right next to Highway 99, providing seamless passage to Whistler and Vancouver. The building fronts onto Queens Way, the thoroughfare in the Squamish Business Park and is accompanied by many other prominent and emerging businesses, breweries, eateries, and cafés.



**MINUTES AWAY FROM
DOWNTOWN SQUAMISH**



**IMMEDIATE ACCESS
TO HWY 99**



For more information



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