

FOR LEASE | OFFICE  
**HERITAGE PARK MARKETPLACE**  
7871 STAVE LAKE STREET, MISSION, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,006 SF Second Floor Office
- ▶ Ample On-Site Surface Parking
- ▶ Anchored by Dollarama and More
- ▶ Pylon Sign Available

Sean Ogilvie  
D 604.630.3402 O 604.684.7117  
sean.ogilvie@lee-associates.com



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**Available Area**

Unit 230 – 1,006 SF

**Basic Rent**

From \$18.00 PSF

**Additional Rent**

\$12.83 PSF (2022 estimate)

**Parking**

168 customer parking stalls

**Availability**

Immediate

**Location**

The subject property is located in the east end of Mission in the College Heights Neighbourhood, located at the controlled intersection of Stave Lake Street and 11th Avenue. Heritage Park is the anchor of the community, it is adjacent to the middle school, the elementary school, and the University of Fraser Valley which has over 500 students.

**Zoning**

CNC1 (Commercial Neighbourhood Centre One) – allows for a wide range of commercial uses.

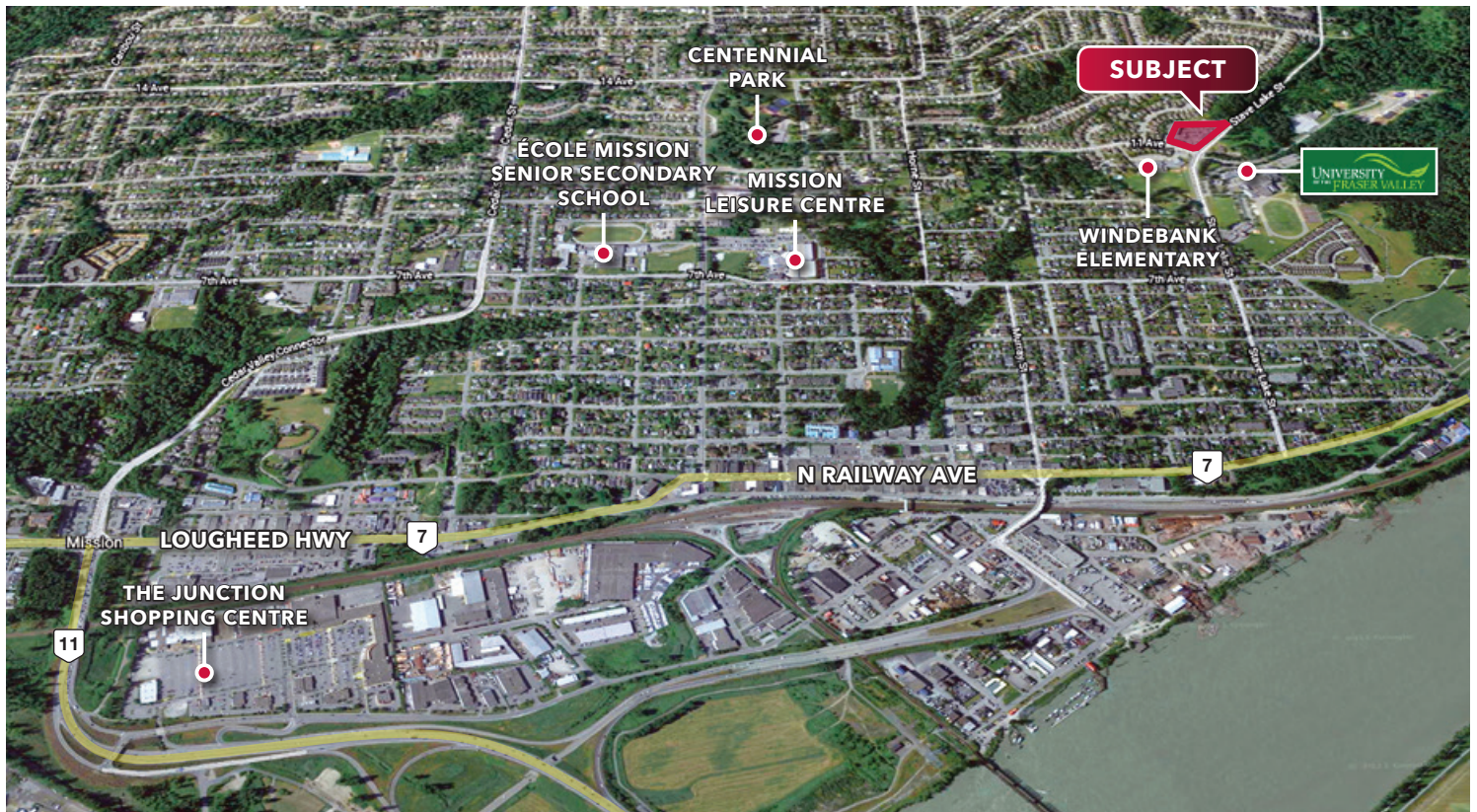
**Notable Tenants**

- ▶ Circle K Convenience
- ▶ Oxygen Yoga
- ▶ Town Hall Liquor Store
- ▶ Bosley's Pet Foods
- ▶ Dollarama
- ▶ Subway

**Access & Egress**

Stave Lake Street – right in/out, left in/out

11th Avenue – right in/out, left in/out



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