



FOR LEASE

OFFICE/WAREHOUSE

#117 - 828 Harbourside Drive, North Vancouver, B.C.



LOCATION: Harbourside Corporate Centre is situated at the foot of Fell Avenue just south of Marine Drive in North Vancouver, adjacent to the North Shore Auto Mall and within minutes to both Downtown Vancouver and Highway #1. Located in a park like setting on the waterfront, Harbourside Corporate Centre is truly one of the nicest office work environments in Metro Vancouver.

AREA: 1,578 square feet

ZONING: CD – 360 providing for a broad range of office, warehouse and service related uses.

PARKING: Two (2) parking stalls out front plus unallocated stall in front of loading door

FEATURES:

Office:

- Fully air – conditioned with heat pump system
- Open area plan with one (1) private office
- T – bar ceiling and parabolic lighting
- Polished concrete floors
- Baseboard heaters along windows
- Coffee bar and sink
- Handicapped accessible washroom

Warehouse:

- Separate server room with its own AC unit
- Two (2) warehouse heaters
- Insulated grade level loading door
- 10' clear ceiling height

LEASE RATE: \$20.00 per sq. ft. plus G.S.T. (or) \$2,630.00 per month plus G.S.T.

OPERATING

COSTS & TAXES: \$8.89 per sq. ft. plus G.S.T. (or) \$1,169.04 per month plus G.S.T.

AVAILABLE: May 1, 2019

For Further Information, Please Contact:

***PETER HALL / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL**

***Personal Real Estate Corporation**

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