



FOR LEASE

Office / Showroom / Warehouse

#119 - 998 Harbourside Drive, North Vancouver, B.C.



- LOCATION:** Primely located on Harbourside Drive in North Vancouver's *Harbourside Business Park*. One of the most beautiful suburban office settings in all of Greater Vancouver.
- ZONING:** CD 360 – Allowing for a wide range of office, light industrial and service commercial uses.
- AREA:** 1,014 sq. ft.
- UNIT FEATURES:**
- Mountain views
 - Large windows providing an abundance of natural light
 - Track lighting in showroom area
 - Carpeting
 - 22' ft. clear ceiling heights in warehouse
 - 8' ft. x 10' ft. grade level loading door
 - One (1) handicapped accessible washroom
- PARKING:** Two (2) assigned parking stalls, one (1) out front and one (1) loading stall
- LEASE RATE:** \$20.00 per sq. ft. plus G.S.T. (or) \$1,690.00 per month plus G.S.T.
- OPERATING COSTS & TAXES:** \$9.37 per sq. ft. plus G.S.T. (or) \$791.77 per month plus G.S.T.
**Utilities are estimated at approximately \$2.00 per sq. ft. per year and are included in the above operating budget.*
- AVAILABLE:** *Immediately*

For Further Information, Please Contact:

PETER HALL PREC*/ STEVEN HALL / BRADEN HALL - RE/MAX CREST

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