



FOR LEASE

OFFICE/ WAREHOUSE

#124/224 - 998 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC



LOCATION: Primely located on Harbourside Drive in North Vancouver's *Harbourside Business Park*. One of the most beautiful suburban office settings in all of Metro Vancouver.

ZONING: CD 360 – Allowing for a wide range of office, light industrial and service commercial uses.

AREA:	Main Floor Office/Showroom:	600 sq. ft.
	Second Floor Office:	1,000 sq. ft.
	Main floor Warehouse:	<u>400 sq. ft.</u>
	Total:	2,000 sq. ft.

UNIT FEATURES:	<u>Main Floor Warehouse</u>	<u>Main Floor Office/showroom</u>	<u>Second Floor Office</u>
	- Rear grade level loading	- Air-conditioning throughout	- Air-conditioning throughout
	- Painted walls	- Front showroom/meeting area	- Three (3) large private offices and one (1) large meeting area
	- Sealed floor	- Coffee bar and sink with shaker cabinets (upper & lower), granite counter tops & dishwasher	- Pot lighting
	- Three (3) phase electrical power	- Pot lighting	- Walnut Flooring
	- Electric heater	- Tile floor	- Beautiful stairwell entrance
	- Fully Insulated	- Crown moldings	
		- Shaker doors	
		- One (1) washroom with glass shower	

PARKING: Three (3) assigned parking stalls out front, one out back in front of loading door.

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,666.67 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$8.52* per sq. ft. plus GST (or) \$1,420.00* per month plus GST
* estimated

For Further Information, Please Contact:
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