

# FOR LEASE

OFFICE/SHOWROOM/WAREHOUSE

**#119 - 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 Greater Vancouver.

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

**AREA:**

Main Floor:	1,014 sq. ft.
Second Floor:	<u>600 sq. ft.</u>
Total:	1,614 sq. ft.

**FEATURES:**

<b>Main Floor Office/Warehouse/Showroom</b>	<b>Second Floor Office</b>
- Mountain views	- Mountain views
- Large windows providing an abundance of natural light	- Two (2) private offices
- Track lighting and carpeting in showroom area	- Open plan general office area
- 22' ft. clear ceiling heights in warehouse	- T-bar ceiling
- 8' ft. x 10' ft. grade level loading door	- Fluorescent lighting
- One (1) handicapped accessible washroom	- Carpeting
	- Coffee bar and sink
	- One (1) washroom

**PARKING:** Three (3) assigned parking stalls, two (2) out front & one (1) loading stall

**LEASE RATE:** \$24.00 per sq. ft. plus GST (or) \$3,228.00 per month plus GST

**OPERATING COSTS & PROPERTY TAXES:** \$14.19\* per sq. ft. plus GST (or) \$1,908.55\* per month plus GST  
\*Not including Heat & Light

**For Further Information, Please Contact:**

**PETER HALL PREC\* / BRADEN HALL / STEVE HALL - RE/MAX Crest**

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