

**FOR  
SALE/  
LEASE**

**#235 – 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, B.C.**



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**FOR SALE/LEASE**  
**OFFICE**  
**#235 – 1000 ROOSEVELT CRESCENT**  
**NORTH VANCOUVER, B.C.**

**LOCATION:**

Located two blocks south of Marine Drive near MacKay Park and Capilano Mall, this central location provides easy access to all areas of North Vancouver and is in close proximity to the Trans-Canada Highway, the Lions Gate Bridge, and the Lonsdale Quay Sea Bus Terminal, providing convenient transportation from North Vancouver to Downtown Vancouver and the rest of the Lower Mainland.

**AREA:** 625 square feet

**ZONING:** CD3

**FEATURES:**

- Nicely appointed reception area
- First class finishings throughout
- Fully air conditioned
- Three (3) private offices
- In suite coffee bar and sink
- Excellent glazing for natural light

**PARKING:** One (1) parking stall plus visitor parking and ample street parking available

**STRATA FEE:** \$6.62 per sq. ft. plus GST (or) \$344.79 per month plus GST

**PROPERTY TAX:** \$7.17 per sq. ft. (or) \$373.31 per month

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$1,145.83 per month plus GST

**SALE PRICE:** \$596,400.00

**AVAILABLE:** June 1, 2026

**For Further Information, Please Contact:**  
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