

**FOR
SALE/
LEASE**

OFFICE

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



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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: \$8.11 per sq. ft. plus GST (or) \$422.30 per month plus GST

PROPERTY TAX: \$10.01 per sq. ft. (or) \$520.91 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: Immediately

For Further Information, Please Contact:
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