

**FOR
LEASE**

**OFFICE/WAREHOUSE
#117 – 828 HARBOURSIDE DRIVE
NORTH VANCOUVER, B.C.**



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FOR LEASE
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#117 – 828 HARBOURSIDE DRIVE
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LOCATION:

Harbourside Corporate Centre is situated at the foot of Fell Avenue just south of Marine Drive in North Vancouver, adjacent to the North Shore Auto Mall and within minutes to both Downtown Vancouver and Highway #1. Located in a park like setting on the waterfront, Harbourside Corporate Centre is truly one of the nicest office work environments in Metro Vancouver.

ZONING: CD – 360 providing for a broad range of office, warehouse and service related uses.

AREA: 1,578 square feet

FEATURES:

OFFICE

- Open area plan
- One (1) private office
- T-bar ceiling
- Parabolic lighting
- Polished concrete floors
- Baseboard heaters along windows
- Handicap accessible washroom

WAREHOUSE

- Warehouse heaters
- Insulated grade level loading door
- 10' clear ceiling height
- Coffee bar and sink

PARKING: Two (2) parking stalls out front plus unallocated stall in front of loading door

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$2,761.50 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$14.25* per sq. ft. plus GST (or) \$1,874.37* per month plus GST

**Not including heat and light.*

AVAILABLE: Immediately

For Further Information, Please Contact:
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