

FOR SUBLEASE | OFFICE  
**#113 - 949 WEST 3<sup>RD</sup> STREET**  
NORTH VANCOUVER, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Short-Term Sublease in Capilano Business Park**
- ▶ **3,700 SF Second Floor Office Unit**
- ▶ **Furnished**
- ▶ **Immediate Proximity to Capilano Mall**

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CELEBRATING OVER  
  
YEARS IN VANCOUVER



**Location**

Located in the prestigious Capilano Business Park, just south of Marine Drive, along West 3rd Street, directly south of Capilano Mall Shopping Centre. Exceptional street exposure, with ample on-site parking. Convenient proximity to the Lions Gate Bridge, public transportation and many nearby amenities. This highly coveted complex, is home to various businesses that provide various complimentary services all located in a pristine business park setting.

**Features**

- ▶ Furnished
- ▶ Private offices and open office area
- ▶ Boardroom, lunchroom
- ▶ Air conditioned
- ▶ Men's and women's washrooms
- ▶ Access via Marine Drive or West 1st Street

**Zoning**

CD418 (Comprehensive Development Zone) is based on the M-3 Zoning bylaw and will accommodate a wide range of uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services.

**Available Area**

3,700 SF second floor office unit

**Parking**

Up to 7 stalls in the front parking area at \$40/ month per stall

**Asking Net Rent**

\$17.00 PSF

**Additional Rent (2023 Budget)**

Property taxes	\$3.90 PSF
Operating expenses	\$5.13 PSF
<b>Total</b>	<b>\$9.03 PSF</b>

**Lease Expiry**

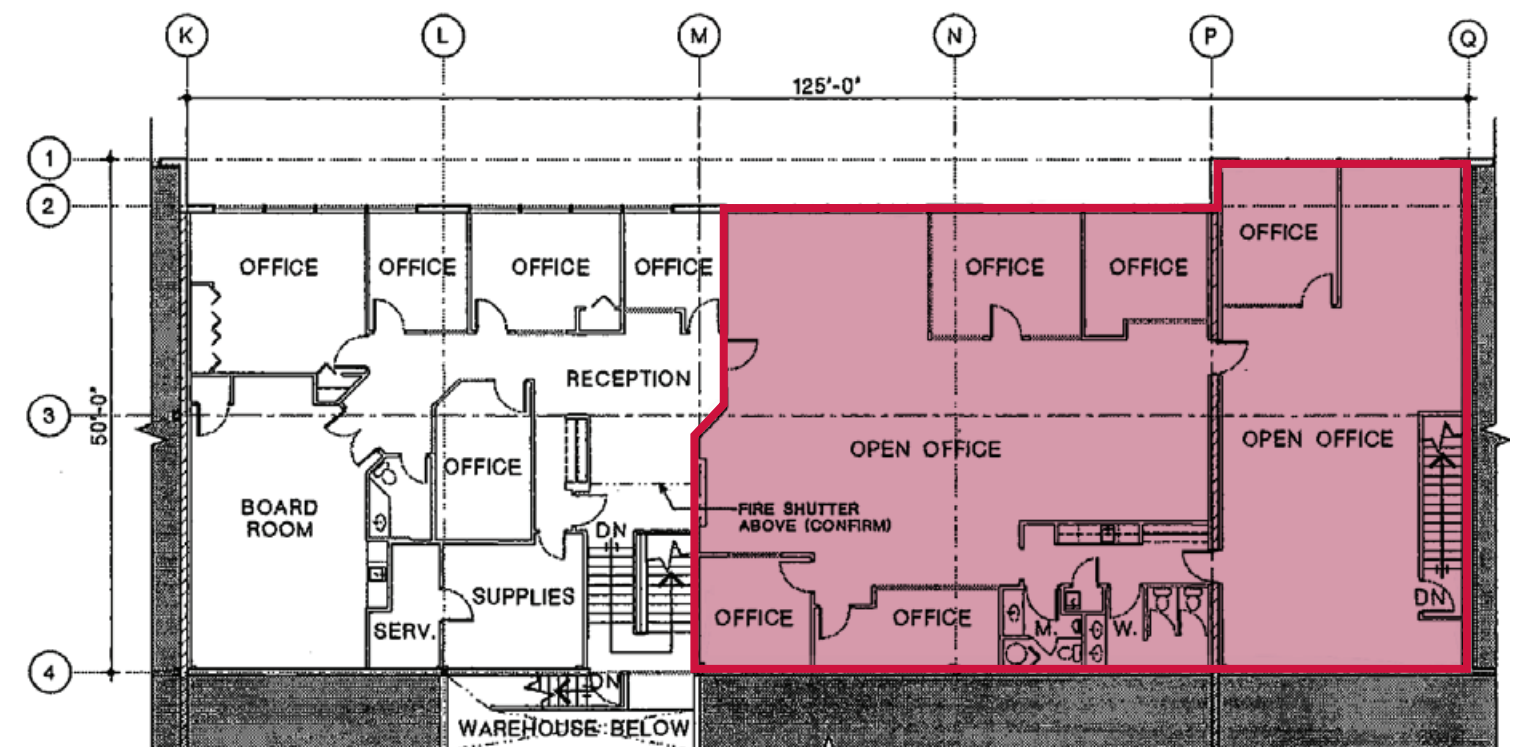
September 30, 2024

**Availability**

Immediate



**Floor Plan**





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