

FOR SUBLEASE | OFFICE
MAIN FLOOR - 20 BROOKSBANK AVENUE
NORTH VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Prime Office Space**
- ▶ **Approximately 3,000 SF Main Floor**
- ▶ **Fully Fixtured, Furnished, and Turnkey Office Space**
- ▶ **Parking and Utilities Included**

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CELEBRATING OVER

YEARS IN VANCOUVER



UNIT DETAILS

Size
 Main floor unit – 3,000 SF approximately

Basic Rent
 \$16.00 PSF + GST

Additional Rent*
 \$1.50 PSF + GST
**Utilities (hydro & internet) included*

Availability
 Immediate



Opportunity

To sublease the main floor of a three storey office building with large, bright offices, boardroom and kitchen area.

Location

Centrally located off of Main Street in North Vancouver, on the North Shore side of the Port of Vancouver. It is in close proximity to the Iron Workers Memorial Bridge. The location offers stunning views of Vancouver’s downtown skyline. The building is easily accessible by bus services and is a 15-minute commute to downtown Vancouver. Easy walkable access to abundant amenities including the Park & Tilford Shopping Plaza and many restaurants, retail stores and coffee shops.

Features

- ▶ Furnished
- ▶ Boardroom
- ▶ Kitchen
- ▶ Bright and spacious
- ▶ On-site parking included
- ▶ Alarm
- ▶ Bike lock-up areas
- ▶ Near transit
- ▶ Walking distance to Park & Tilford and Phibbs Exchange





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