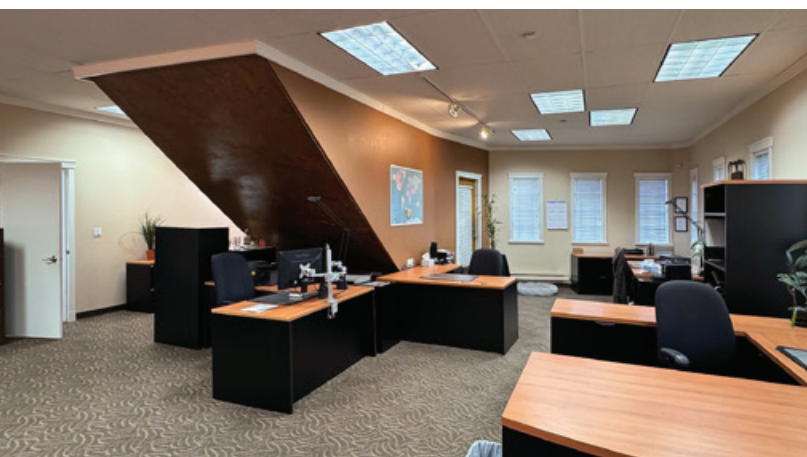


FOR LEASE | OFFICE
UNIT 1 - 431 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC



► **1,230 SF Ground Floor Office Unit**

Location

The subject property is located in the Lynn Creek Town Centre, just four blocks north of Main Street, just minutes from Highway 1 and the Second Narrows Bridge. This location is close to all amenities including Park & Tilford, Phibbs Exchange, Canadian Tire, and Harbour Plaza.

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Arash Rezai
Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

FOR LEASE | OFFICE
UNIT 1 - 431 MOUNTAIN HIGHWAY
NORTH VANCOUVER, BC

Description

1,230 SF ground floor office unit located on Mountain Highway close to Main Street, Park & Tilford and all amenities. Easy access to Highway 1 and Second Narrows Bridge. Private and open offices, baseboard heat, air-conditioning, and private entrances.

Features

- ▶ Clean open office area
- ▶ Baseboard heating and Air Conditioning
- ▶ Telus fibre optics
- ▶ Storage within the unit
- ▶ One (1) private washroom
- ▶ Main floor accessible unit (separate entrance)
- ▶ Three (3) reserved parking stalls
- ▶ All office furniture can be purchased from current tenant

Zoning

I3 (Light Industrial)

Available Space

1,230 SF

Basic Rent

\$20.00 PSF or \$2,050.00 per month net

Taxes & Operating Costs

\$8.95 PSF or \$917.38 per month (2023 estimate)

Total Monthly Rent

\$2,967.38 per month plus GST

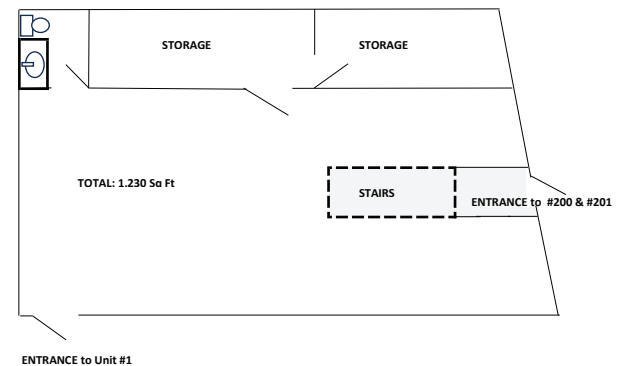
Availability

September 1, 2024

Or sooner by way of 30 days notice



Floor Plan



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