

HQ

Commercial  
FOR LEASE

OFFICE SPACE

202 - 150 PEMBERTON AVENUE | NORTH VANCOUVER | BC



For further information, please contact:

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HQ Commercial

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## OPPORTUNITY

Excellent opportunity to lease a second floor office space on southern Pemberton Avenue.

## LOCATION

The subject property is located on the southern end of Pemberton Avenue, just north of Welch and West 1st Streets. 150 Pemberton is only minutes from Downtown Vancouver via the Lion's Gate Bridge, and has nearby access to the Upper Levels Highway.

## ZONING

The property is zoned EZ-LI (employment zone light industrial) which accommodates a range of low intensity commercial and industrial uses such as office use, production and art studio's.

## BUILDING HIGHLIGHTS

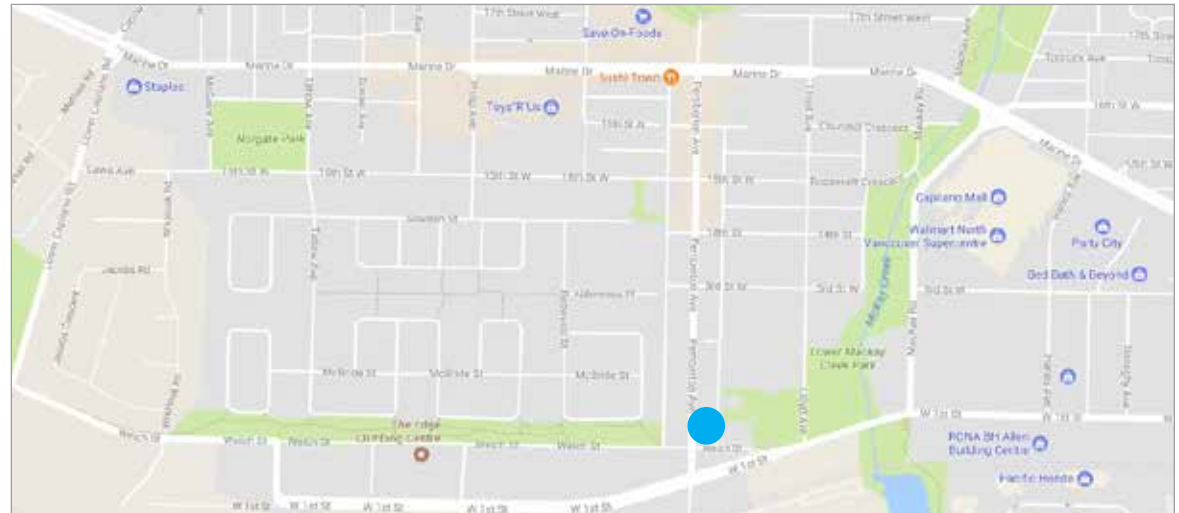
- view of Lions Gate Bridge
- 1 large open plan office
- western exposure

## SIZE

356 sq. ft.

## GROSS RENT

\$775 per month



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