Commercial

FOR LEASE OFFICE SPACE





OPPORTUNITY

This building offers an excellent office environment, stunning views south to the working Vancouver inner harbour and unobstructed views of the city skyline.

*This unit can be separately demised to form a unit of 980 SF with the owner remaining in the balance.

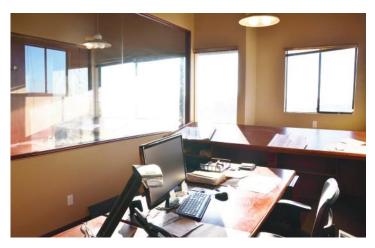
LOCATION

The subject property is located in Gostick Place, just south across the overpass to Harbourside Business Park and east of Fell Avenue. This flex-style office building is well positioned in the Central North Shore.

HQ









SUMMARY

UNIT	300
SIZE	1,497 SF (MAY BE DEMISED TO SMALLER UNIT) *
HVAC	YES
ZONING	CD 366 (Permits a wide range of waterfront, light industrial, marina and service commercial uses)
BASIC RENT	\$29.50 PSF PER ANNUM
ADDITIONAL RENT	\$9.37 PSF PER ANNUM

UNIT HIGHLIGHTS

6 private offices/ boardroom (may be shared with current owner) *	Private bathroom with shower
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3 parking stalls & street parking. Additional parking available on a paid monthly basis	Amazing views
In building amenity area	Close proximity to Lonsdale Quay. Near seabus & transit.
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Built in reception centre and kitchen	Strategic location at Harbourside Business Park

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