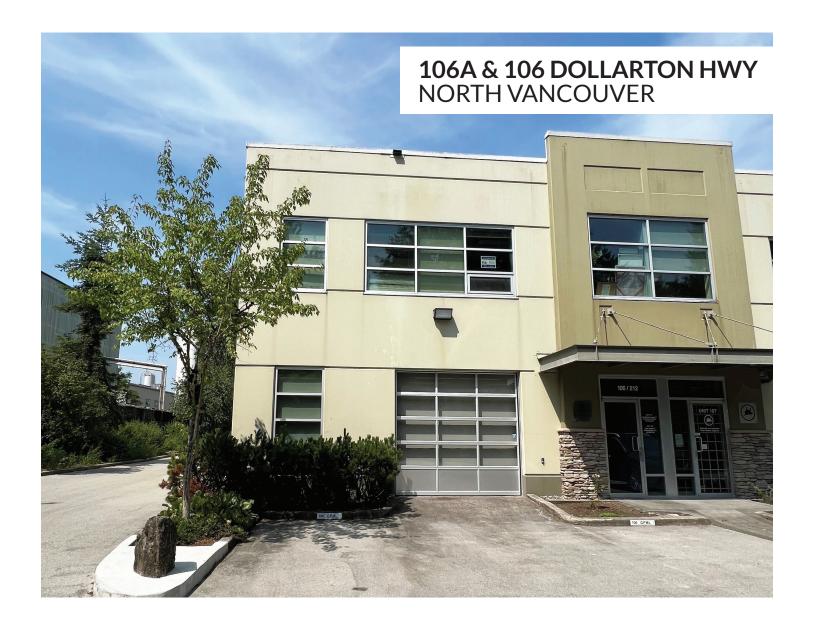


## FOR SUBLEASE MAPLE LANDING OFFICE/WAREHOUSE





## **OPPORTUNITY**

Office and storage leasing opportunity in the southeast corner office at Maplewood Landing, North Vancouver's largest new industrial area on the North Shore. With three parking stalls at your disposal, this prime location is surrounded by significant developments, including the Northwoods Business Park, the North Shore Power Centre anchored by Canadian Tire, and the Park & Tilford Shopping Centre anchored by Save on Foods. The North Shore is renowned for its vibrant and affluent community, attracting a talented and well-educated workforce. Take advantage of this thriving and prosperous area to establish your business.







## **SUMMARY**

SIZE	974 SF
PID	027-742-024 & 027-742-016
ZONING	CD50 - COMPREHENSIVE DEVELOPMENT
TERM	FLEXIBLE
BASIC RENT	\$28.00 PSF
ADDITIONAL RENT	\$11.50 PSF

## **BUILDING HIGHLIGHTS**

Centrally located with excellent street parking

2 Parking stalls

1 Private office

Storage warehouse with bay door

All there remains is the warehouse. The upstairs tenant has subleased the front office as seen in the photos.

Coffee center and private bathroom

Furniture and filing cabinet available with space

HQ Commercial **Scott Smith** 604 788 4600 scott.smith@hqcommercial.ca **HQ** Commercial 1330 Granville Street Vancouver BC V6Z 1M7

604 899 1122 604 608 4819 hqcommercial.ca