

FOR SUBLEASE

MAPLE LANDING OFFICE/WAREHOUSE

**212 - 2411 DOLLARTON HWY
NORTH VANCOUVER**



OPPORTUNITY

To sublease the south east corner office with three parking stalls in Maplewood Landing region of North Vancouver is the largest new industrial area on the North Shore. Other major developments in the vicinity include Northwoods Business Park with its recent service commercial phase the North Shore Power Centre anchored by Canadian Tire and Park & Tilford Shopping Centre, anchored by Save on Foods. The North Shore is one of Vancouver's most vibrant and affluent communities providing a youthful, talented and well-educated work force.



SUMMARY

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| SIZE | 841 SF |
| ZONING | CD50 - COMPREHENSIVE DEVELOPMENT |
| TERM | October 31, 2026* |
| BASIC RENT | \$26.50 PSF |
| ADDITIONAL RENT | \$11.00 PSF |

LOCATION

The subject property is located in the Maplewood Landing Development situated just south the New Dollarton Highway & adjacent to the Maplewood Conservation area at Forester. It benefits from proximity to Second Narrows Bridge and Highway 1 for quick access to Burnaby, Vancouver and other points on the North Shore. The New Dollarton Highway is a major traffic connector route for points east of the Second Narrows.

*Longer term or headlease may be possible with Landlord

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* Personal Real Estate Corporation
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