

**AVISON  
YOUNG**

# For Sublease

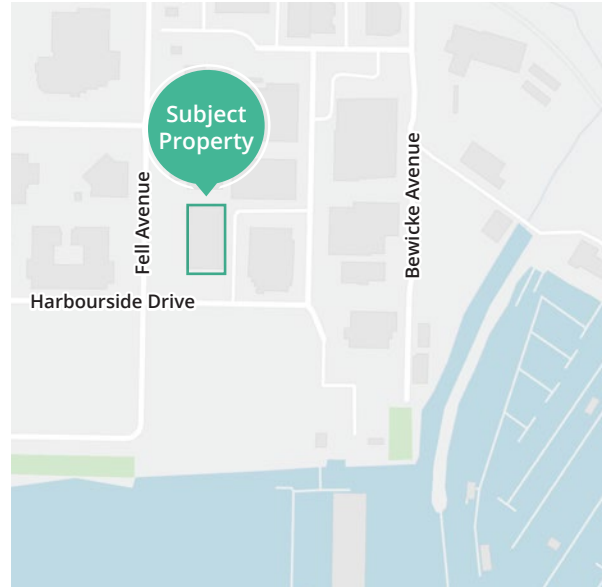
**Harbourside Business Park  
#100 – 788 Harbourside Drive  
North Vancouver, BC**



Premium office space available for  
sublease in Harbourside Business Park

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## Property details

### AVAILABLE AREA

UNIT 100: 3,887 sf

### ASKING RENTAL RATE

Contact listing agents

### AVAILABLE

Under contract

### OPERATING COSTS AND PROPERTY TAXES (2023 ESTIMATE)

\$14.86 psf/annum\*

\*Includes utilities and in-suite janitorial

### ZONING

CD-412 - This zoning permits Industrial Business Park uses, including office and light industrial. Contact broker for details.

### PARKING

Seven (7) stalls, at prevailing market rates







## Opportunity

With Harbourside Business Park at virtually a 0% vacancy rate to start 2023, #100 – 788 Harbourside Drive offers a rare opportunity to sublease 3,887 sf of move-in ready office space at competitive lease rates. The Premises is currently improved with a mix of enclosed offices and meeting rooms, in addition to open workspace.

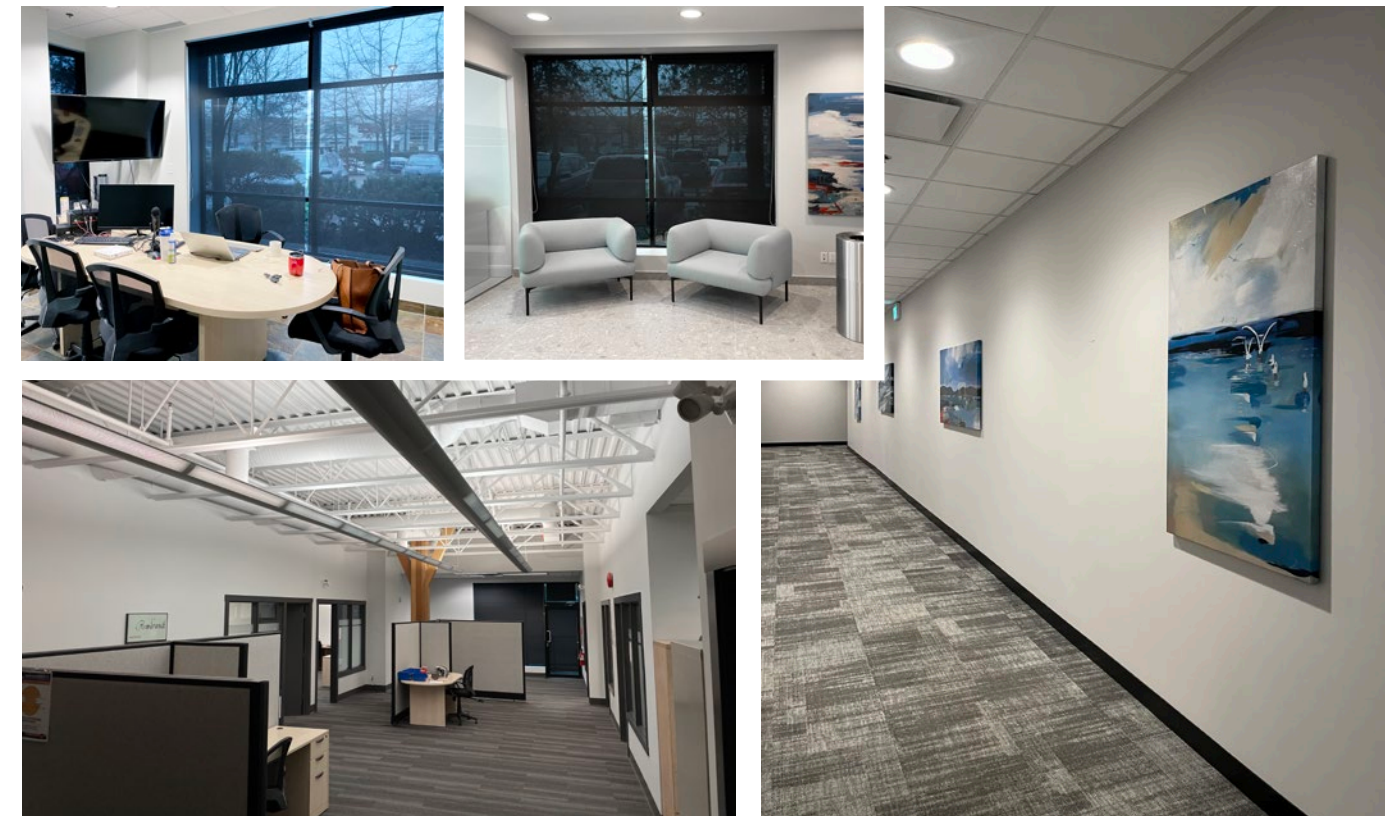
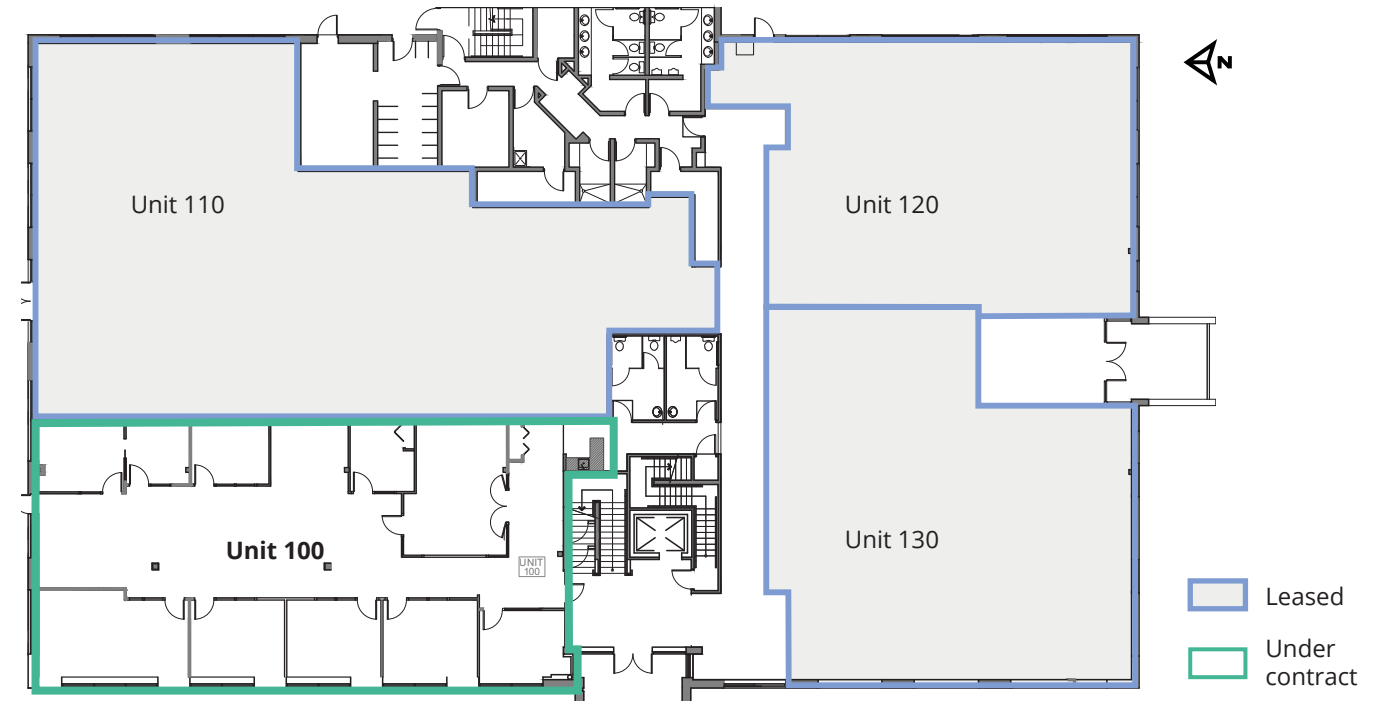
## Location

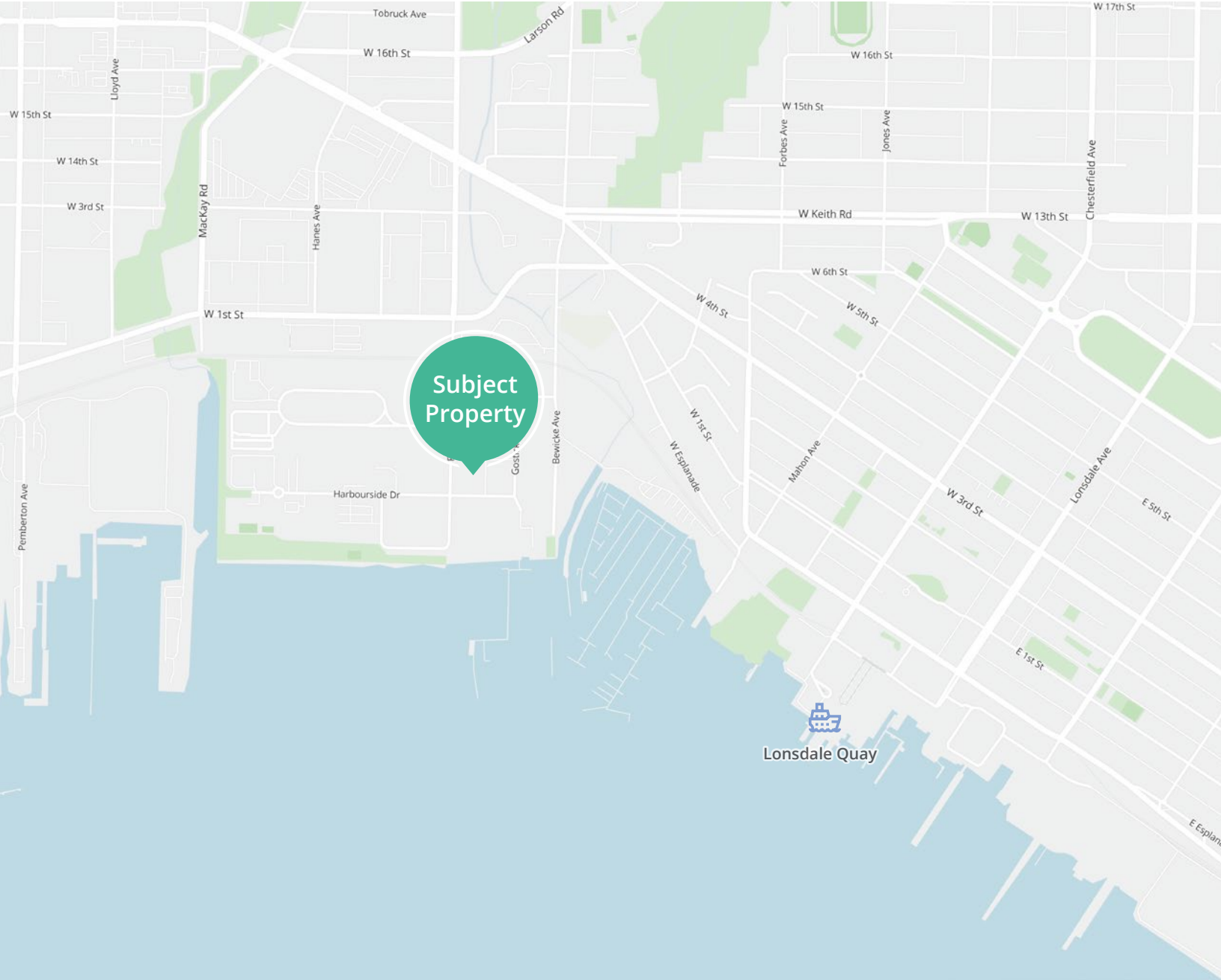
788 Harbourside Drive is located at the corner of Fell Avenue and Harbourside Drive in North Vancouver's Harbourside Business Park. Harbourside Business Park is a highly sought after location for businesses in North Vancouver given its waterfront location offering views of Downtown Vancouver and Burrard Inlet. The Pacific Spirit Trail connects Harbourside to the Lonsdale Quay where the Lower Lonsdale bus loop and SeaBus Terminal are located, providing quick and direct access to downtown. Route 231 Harbourside/Lonsdale Quay runs service to Harbourside during peak hours in the morning and afternoon with bus stops located within half a block of 788 Harbourside Drive.

## Features

-  A mix of open workspace with nine (9) private offices, a boardroom, and kitchenette
-  Corner unit with abundant natural light
-  High ceilings
-  Secure bike storage
-  Recently renovated common areas, washrooms and end of trip facilities (showers and lockers)
-  Fitness centre and rooftop patio in adjacent building

## Foorplan





## COMMUTE TO LONSDALE QUAY



**06** minutes  
drive



**07** minutes  
bike ride



**13** minutes  
transit



**18** minutes  
walk

### Contact for more information

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