

**AVISON
YOUNG**



168 | **RIVERSIDE DRIVE**
NORTH VANCOUVER, BC

Partnership. Performance.

FOR LEASE

Second Floor Office Space Available

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**Ian Whitchelo Personal Real Estate Corporation*

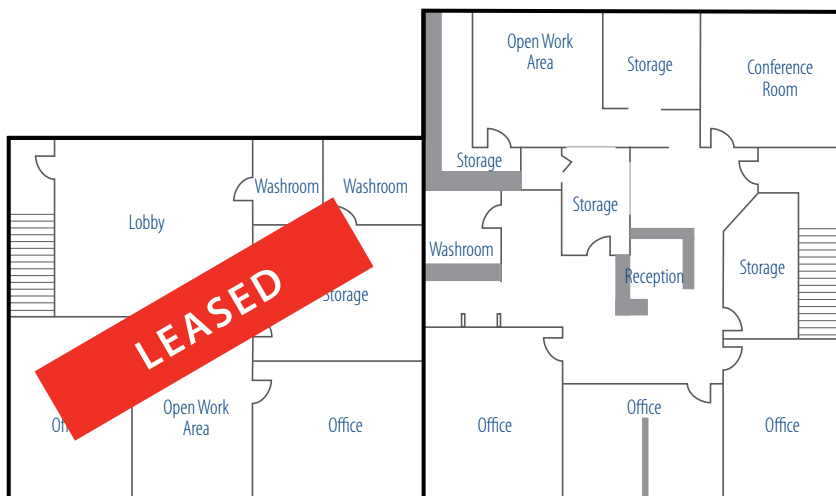
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168 | RIVERSIDE DRIVE NORTH VANCOUVER, BC

Location

168 Riverside Drive is conveniently situated just off the Dollarton Highway, allowing for quick transfer on the North Shore. Immediate access to the Second Narrows Bridge provides short travel distance to Vancouver and Burnaby via the Trans-Canada Highway. The property is located within the light industrial and commercial area of the proposed Maplewood Village Centre, which is undergoing significant development and revitalization. This location also benefits from close proximity to the recently completed NorthWoods Village development, which features 50,000 sf of retail space offering food and service amenities to local businesses.



Unit 201 – 1,362 sf

Unit 202 – 1,866 sf

Property Details

Available Area* (approximate)

#201	1,362 sf	LEASED
#202	1,866 sf	

Availability

Immediate

Lease Rate (Net)

\$16.00 psf/annum

Op. Costs & Taxes (2020 Estimate)

\$4.70 psf/annum

Zoning

EZLI (Employment Zone Light Industrial)

Contact listing agents for complete zoning description

Property Features

- Open area with workstations
- Private meeting rooms
- Kitchen
- Storage space
- HVAC in Unit 202
- Reception

Avison Young
#2900-1055 W. Georgia Street
Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

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