

**NAI**Commercial

**FOR SALE**  
Entire Top Floor Office  
Owner/User Opportunity



**#300 - 1460 & 1488 Main Street**  
North Vancouver, BC

**Mark Blancard**  
Vice President, Office Buildings  
604 817 5160  
mblancard@naicommercial.ca

**Conor Finucane\***  
Vice President  
Investment Sales & Leasing  
604 691 6604  
cfinucane@naicommercial.ca  
\*Personal Real Estate Corporation

# The Premises

## PID

023-336-170, 023-496-835

## Combined Suite Size

Usable Area: approx. 8,491 SF

including approx. 803 SF of common area that comprises a portion of the premises

## Total Strata Fees

\$4,831 per month

## Total Taxes (2025)

\$56,109.34

## Year Built

1996

## Zoning

C3 (District of North Vancouver)  
Some of the accepted uses in this zoning include but are not limited to: office, fitness centre, health service, media-related, personal service and school

## Possession

Vacant

## Price

\$5,850,000

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## Location










Located at the corner of Main Street and Mountain Highway, immediately at the south end of the Iron-workers Memorial Bridge. Surrounded by various amenities, the Premises are also adjacent to the Phibbs Exchange bus loop, home to routes serving the North Shore, and provides connections to the cities of Vancouver and Burnaby.

## The Opportunity

To acquire a full floor of approximately 8,491 SF of first class office space, with access to 30 underground reserved stalls.

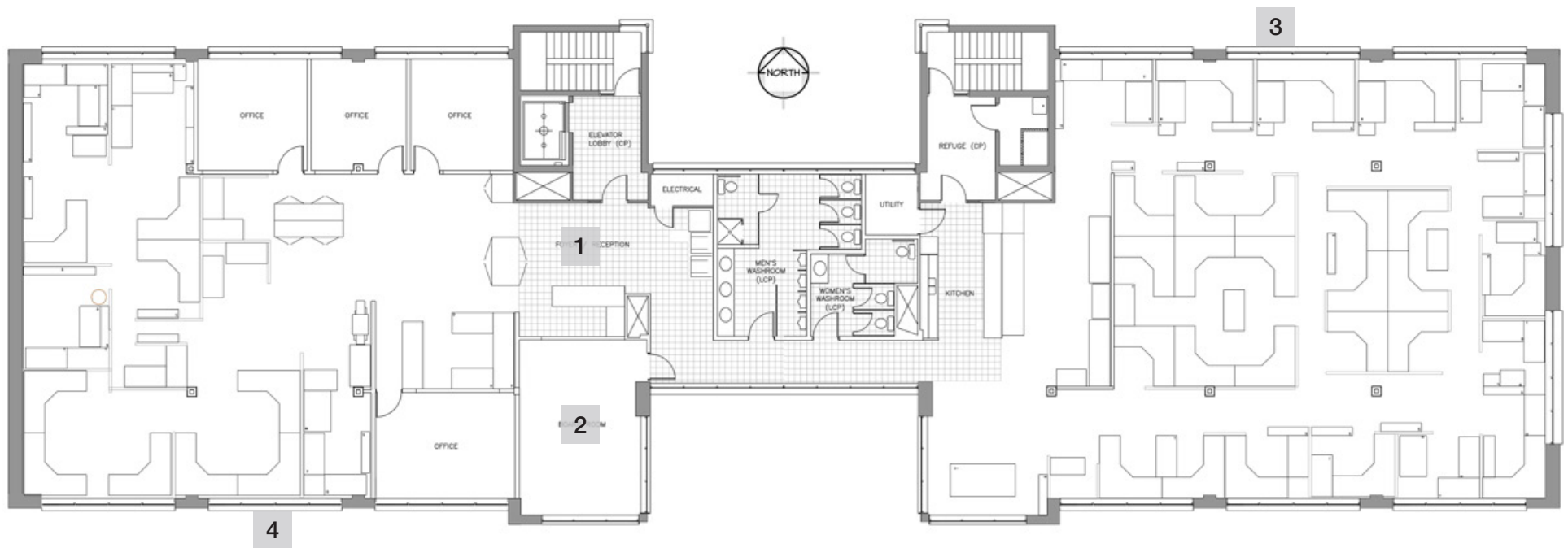
Vacant possession will be provided.

## Building Highlights

-  Full Floor Opportunity
-  Good Ceiling Heights
-  Floor to Ceiling Windows
-  30 Underground Parking Stalls
-  Elevator Serviced
-  Men's and Women's Washrooms (Men's with Shower)
-  Handicapped Accessible
-  Air Conditioned (Rooftop HVAC)
-  Fully Sprinklered



# Floor Plan | #300 - 1460 & 1488 Main Street, North Vancouver, BC



## Suite Description

This full floor opportunity consists of a reception area, boardroom, kitchen, 4 offices, and large open areas. The Premises benefits from floor to ceiling windows offering scenic views to the north and south, and good ceiling heights.

1. RECEPTION



2. BOARDROOM

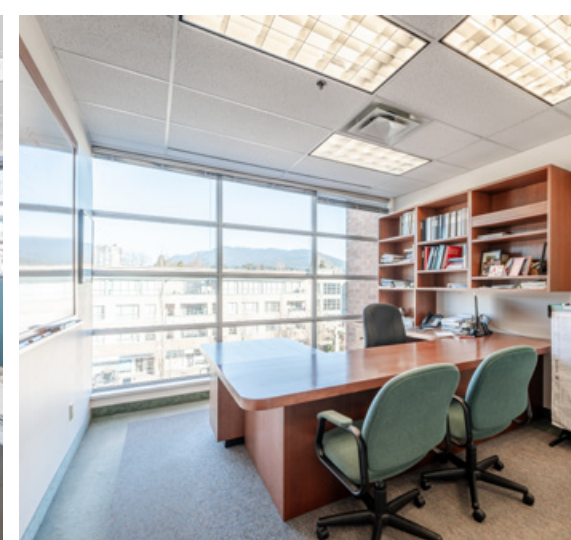
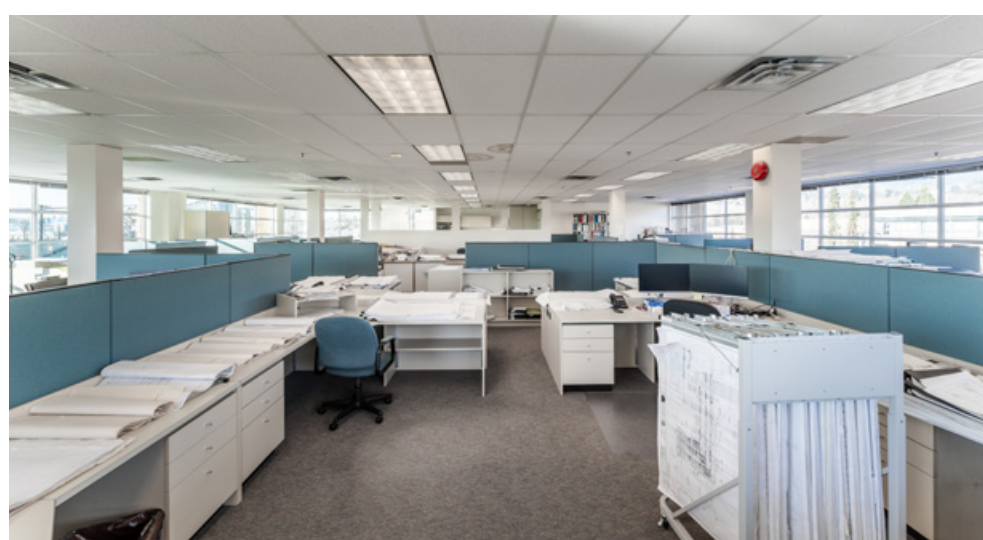


3. MOUNTAIN VIEWS



4. FLOOR TO CEILING WINDOWS





# Notable Projects in the Neighbourhood



1

**1479 Hunter Street**  
16 & 27 storey towers

311 condos & 15 stacked townhomes



2

**520-540 Mountain Hwy, 1505-1571 Fern St & 1514-1574 Hunter St**

31-storey and 29-storey buildings  
333 strata units and 343 rental units



3

**1553-1595 Hunter St & 489 Marie Pl**

7 storeys of 80 strata units  
6 storeys of 92 rental units



4

**1578-1590 Hunter Street**

6 storeys  
89 rental units



5

**220 Mountain Highway and 1515-1555 Oxford Street**

6 storeys  
140 rental units



BROOKSBANK AVE



LYNNMOUTH PARK



1460 & 1488  
MAIN STREET

MOUNTAIN HWY



- Save-On-Foods
- Shoppers Drug Mart
- Starbucks
- Subway
- TD Canada Trust
- White Spot
- Cobs Bread
- JJ Bean



PHIBBS EXCHANGE



IRONWORKERS MEMORIAL  
SECOND NARROWS CROSSING

**1-MINUTE DRIVE** to Highway #1 via the Ironworkers Memorial Bridge  
**3-MINUTE WALK** to the Phibbs Exchange Bus Loop  
**3-MINUTE WALK** to Lynnmouth Park and Lynn Creek

**79**  
**VERY BIKEABLE**



1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9  
 +1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)

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