



**AVISON  
YOUNG**

# HARBOURSIDE BUSINESS PARK

## 788 HARBOURSIDE DRIVE

### NORTH VANCOUVER, BC

Partnership. Performance.

## FOR LEASE

Premium office space available in Harbourside Business Park from 3,000 – 34,000 sf



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### Property Details

#### Area

Ground Floor	16,291 sf*
Second Floor	17,608 sf*
Total Area	33,899 sf

*\*Floors can be demised to accommodate tenants as small as 3,000 sf*

#### Available

February 1<sup>st</sup>, 2018

#### Lease Rate

Contact listing agents

#### Operating Costs (2017 Estimate)

\$13.18 psf / annum\*

*\*includes utilities and in-suite janitorial*

#### Zoning

CD-412 - This Comprehensive Development Zone is based on the M-3 Zoning bylaw and will accommodate a wide range of uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services

#### Parking

1 stall per 585 sf leased at prevailing market rates

#### Year Built

2001



### Location

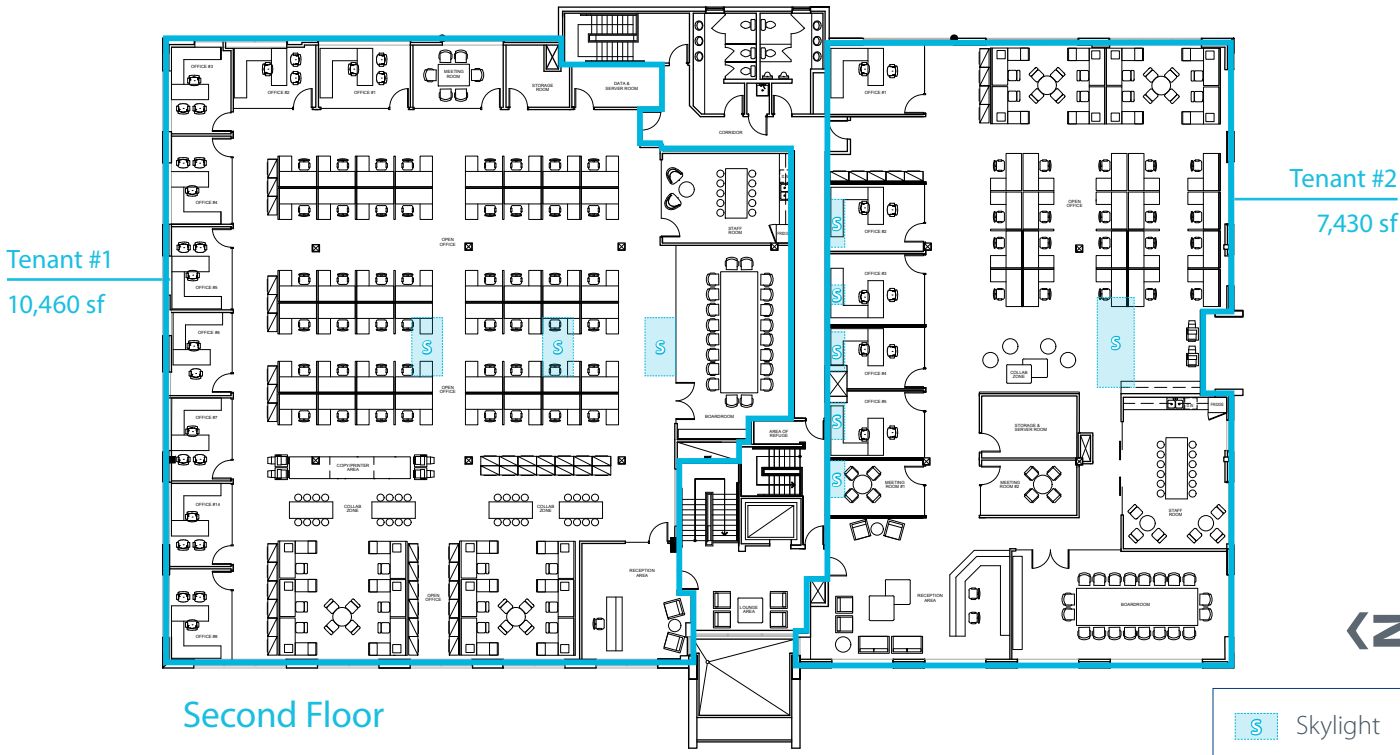
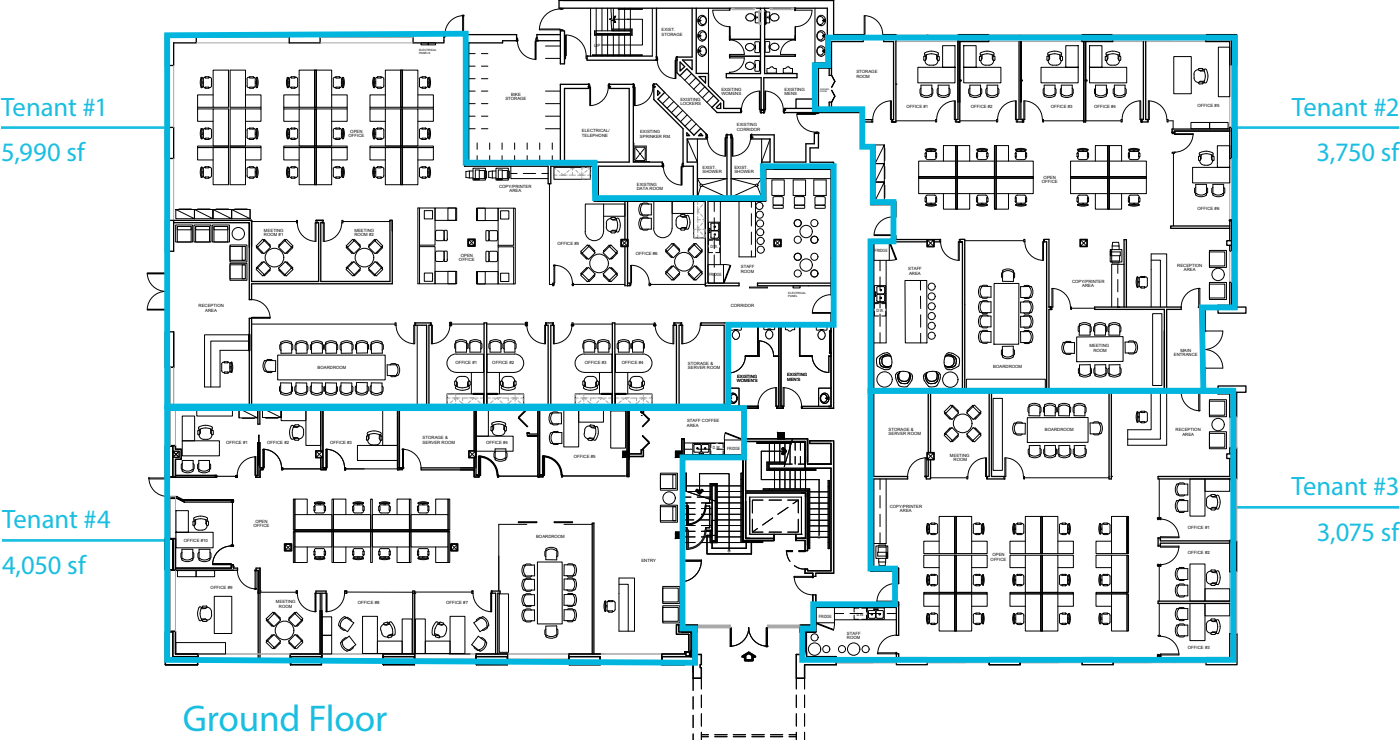
788 Harbourside Drive is located at the corner of Fell Avenue and Harbourside Drive in North Vancouver's Harbourside Business Park. Harbourside Business Park is a highly sought after location for businesses in North Vancouver given its waterfront location offering views of Downtown Vancouver and Burrard 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.

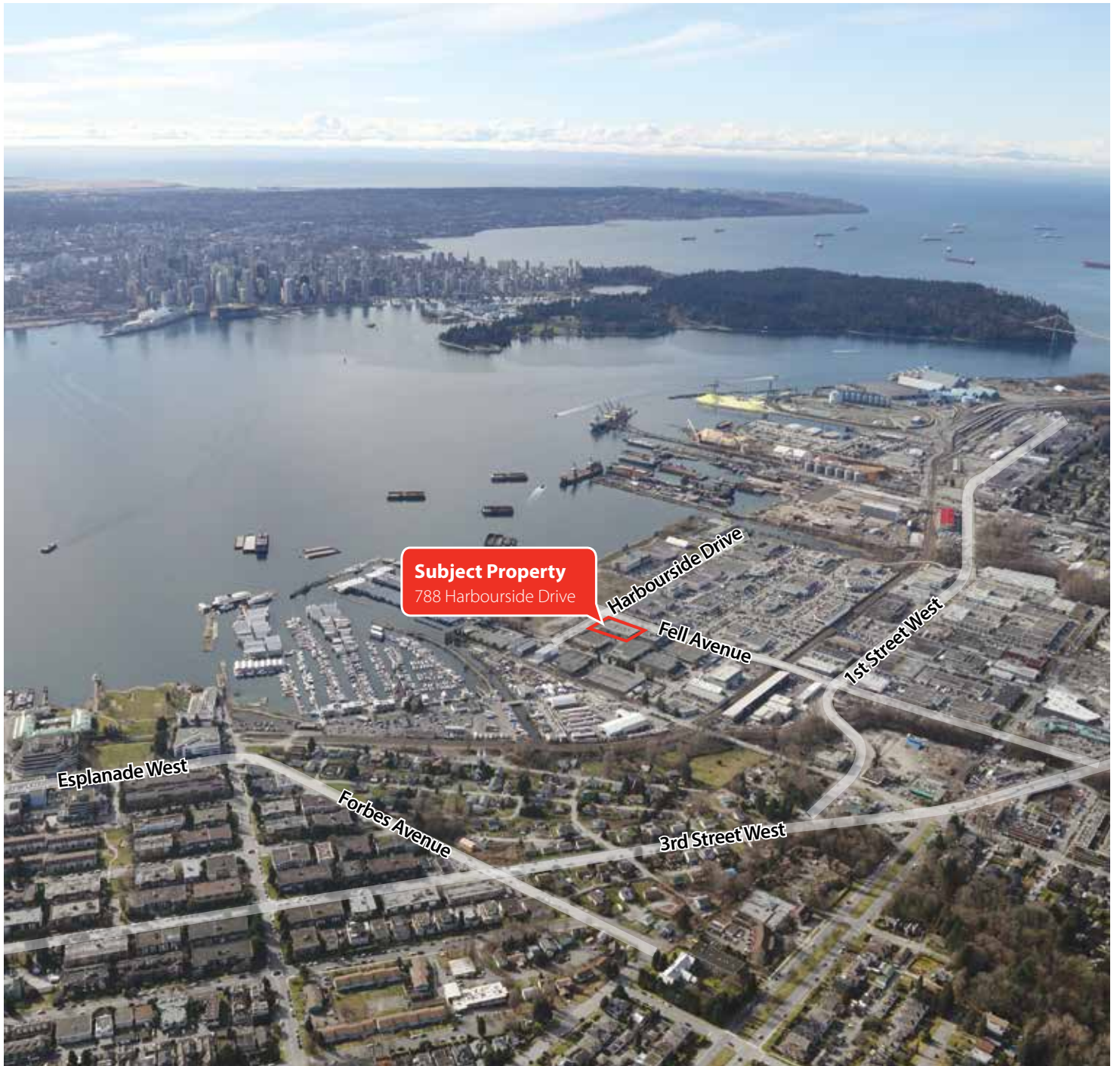
### Building Features

- Abundant natural light
- Premium class A office space
- Flexible unit sizes
- Secure bike storage
- End of trip facilities (showers and lockers)
- Gym in adjacent building
- Signage opportunities
- Ample on-site and adjacent street parking
- Open ceiling concept with skylights
- Outstanding views of Downtown Vancouver and Burrard Inlet



# Sample Demising Options





**Subject Property**  
788 Harbourside Drive

Harbourside Drive

Fell Avenue

1st Street West

Esplanade West

Forbes Avenue

3rd Street West

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