



FOR LEASE

3,430 sf Office Unit

301, 2609 Westview Drive, North Vancouver

BABYCH GROUP
REALTY

formanpilkington.com

Office Unit For Lease

301, 2609 Westview Drive
North Vancouver

Area

3,430 sf

Basic Rent

\$26.00 per sf

Additional Rent

\$20.20 per sf (2026 estimation)

Zoning

C-1A (Commercial)

Parking

3 stalls at \$75.00 per stall per month
+ GST

Availability

Immediately

Opportunity

An exceptional opportunity to lease 3,430 sf of third floor, south-facing office space in the Westview Professional Center, well suited for a variety of professional office uses with partitioned offices, reception, and an outdoor balcony.

Location

Situated within the Westview Professional Center in North Vancouver, on the north side of the Trans-Canada Highway with close proximity to Edgemont Village, Lonsdale Avenue, and easy access to West Vancouver and the broader North Shore.

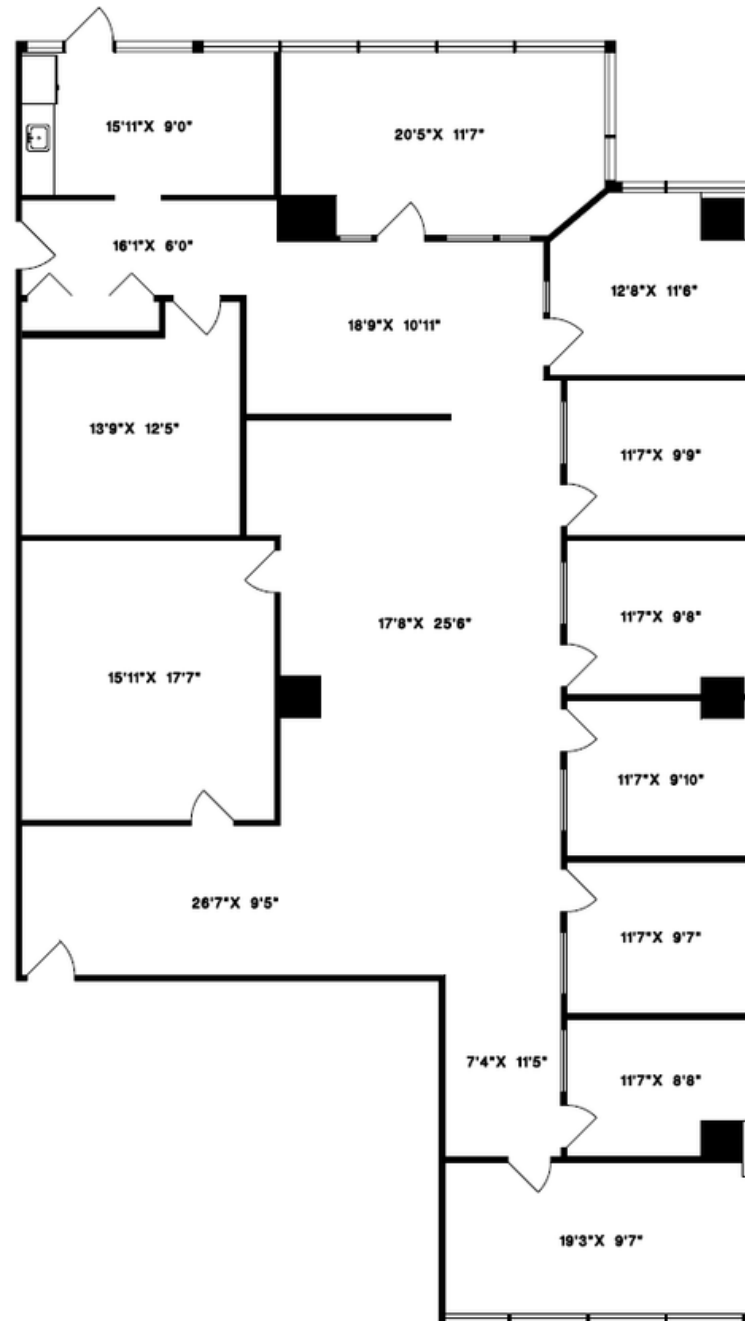
Property Highlights

- South facing with natural light
- Reception area
- Partitioned offices
- Kitchen facilities
- Outdoor balcony
- Direct elevator exposure
- Located within Westview Shopping Centre with full retail amenities



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