



FOR LEASE

UNIT 201

1460 MAIN STREET

NORTH VANCOUVER, BC

880 SF TURN-KEY FLEX OFFICE SPACE
SEYLYNN VILLAGE



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market the opportunity to lease a beautifully built-out and improved flex office space in the Seyllynn Village. This is an exceptional opportunity for a tenant to secure a highly efficient and flexible space minutes from the Second Narrows Bridge in North Vancouver.

LOCATION

- Located in a highly accessible location near the junction of several key transportation corridors.
- Provides rapid vehicle access to the City of Vancouver and Burnaby
- 5 minute walk to the Phibbs Exchange Bus Loop which services 11 bus routes accessing destinations such as Capilano University, Lonsdale Quay, Downtown Vancouver, Park Royal Shopping Centre, Grouse Mountain and more.

UNIT FEATURES

- Beautiful second floor office space with premium finishes
- Large windows that provide abundant natural light
- Two private offices including a kitchenette

UNIT SIZE

880 sf

BASIC RENT

\$23 psf

ADDITIONAL RENT

\$14.01 psf (Estimated 2021)

PARKING

3 designated stalls

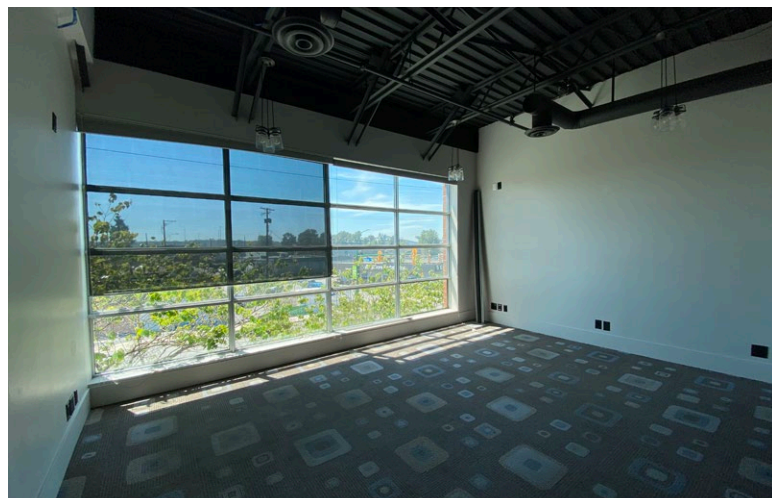
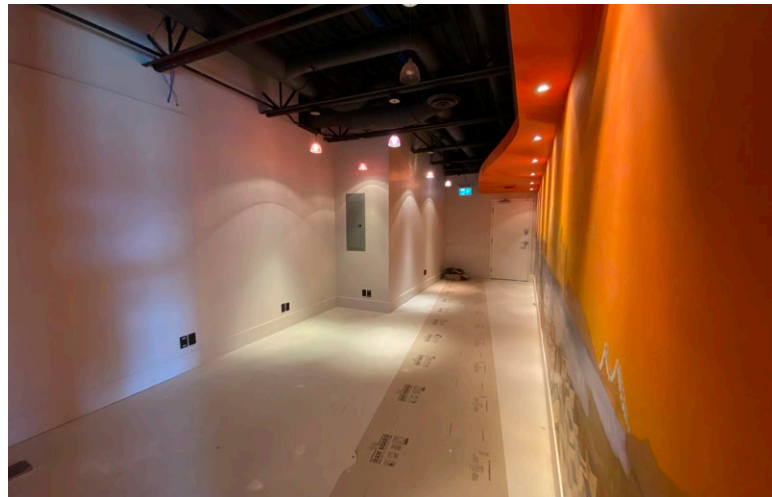
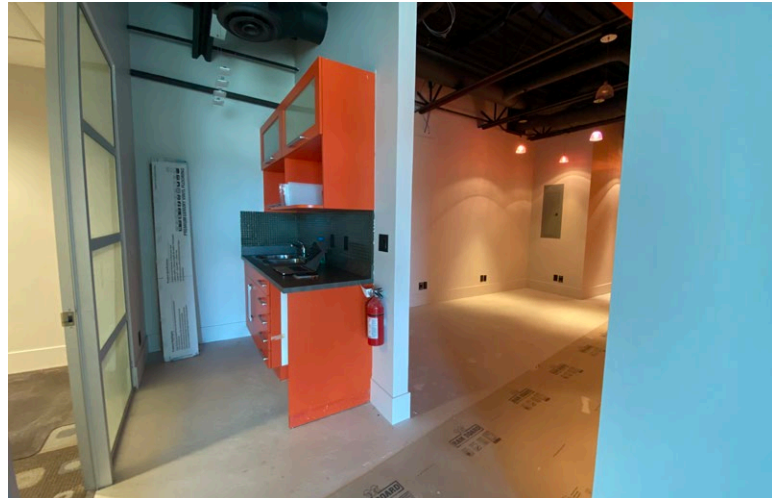
ZONING

C3, General Commercial Zone 3

 **TRANSIT SCORE**
GOOD TRANSIT
64

 **BIKE SCORE**
BIKEABLE
65

 **DRIVE TIME**
SECOND NARROW BRIDGE
4 MIN



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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