



**FOR SALE/LEASE**

**UNIT 214**

**828 HARBOURSIDE DRIVE**

**NORTH VANCOUVER, BC**

**SITUATED IN NORTH VANCOUVER'S HARBOURSIDE WATERFRONT BUSINESS PARK**

**OPEN PLAN SECOND FLOOR OFFICE WITH A/C**

**MAJOR PRICE REDUCTION**



**Greg Miles**

Associate Vice President  
Industrial Sales & Leasing  
604 640 5814  
greg.miles@cushwake.com

**Brandon Buziol**

Senior Associate  
Commercial Sales & Leasing  
604 640 5883  
brandon.buziol@cushwake.com



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UNIT 214

828 HARBOURSIDE DRIVE

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## LOCATION

The subject property is situated at the beginning of Harbourside Drive (near the North Shore Automall) in North Vancouver's only waterfront business park. Situated in the master planned community by Concert Properties providing nearly 900 new homes and 290,000 square feet of modern amenities and office space right at your door step.

## THE BUILDING

The building offers a prominent location at the end of Fell Avenue, with attractive landscaping, architecture and excellent street appeal.

## FEATURES

- 1,258 sf second floor a/c office space
- 2 private offices, boardroom and storage room
- Hardwood floors
- Skylight
- Fully sprinklered
- Washroom and kitchenette

## ZONING

CD-360, providing for a wide range of service commercial and light industrial office uses

## PARKING

3 designated stalls

## AVAILABLE

Immediately

## MONTHLY STRATA FEES

\$253.88

## PROPERTY TAXES

\$9,803.98 (2023)

## PRICE

~~\$995,000~~

NEW PRICING \$915,000

## ASKING BASIC RENT

Please contact Listing Agents

## ADDITIONAL RENT

\$10.22 (2023)

- Open plan, ample natural light
- Serviced by public transit
- Easy access to Kings Mill Park & Spirit Trail
- North Shore's scenic waterfront
- Exceptional views of Downtown Vancouver



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