



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

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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 (2024)

\$52,958.21

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 Ironworkers 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.

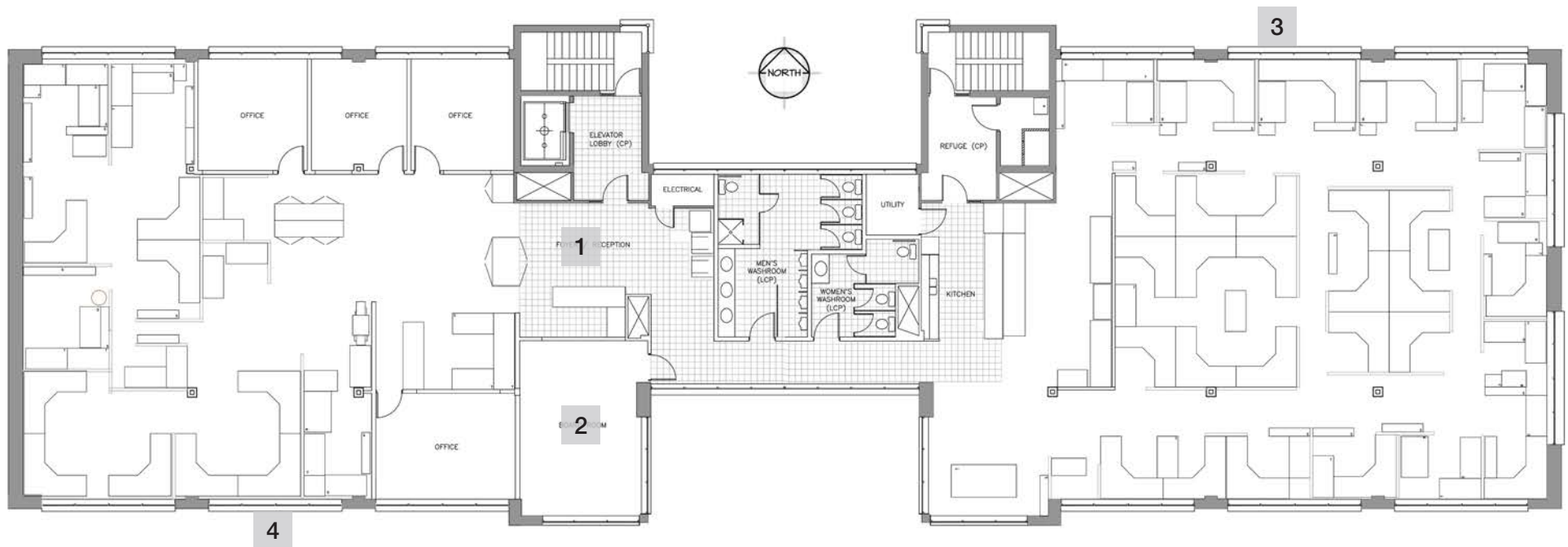
Vacant possession will be provided.

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

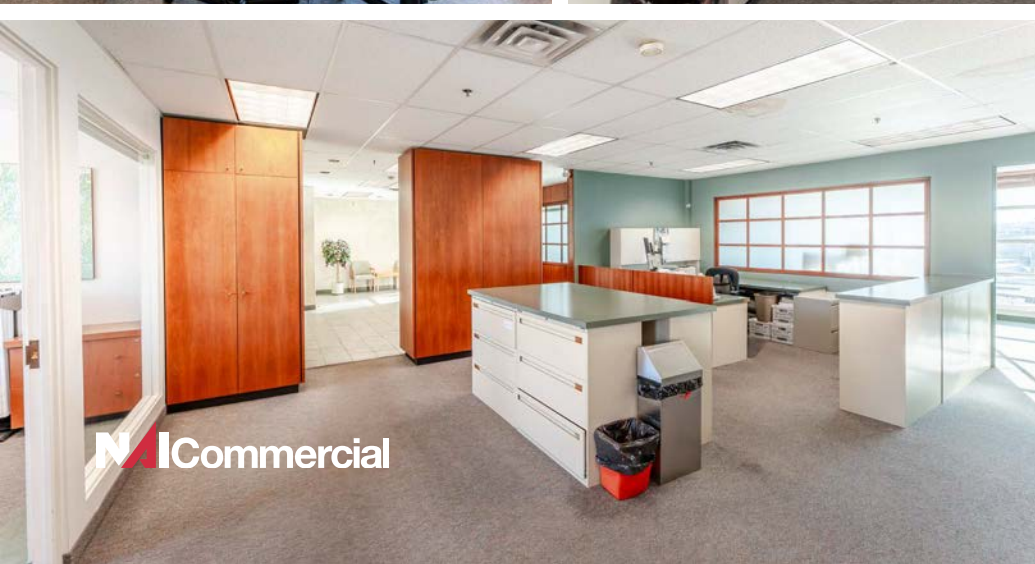
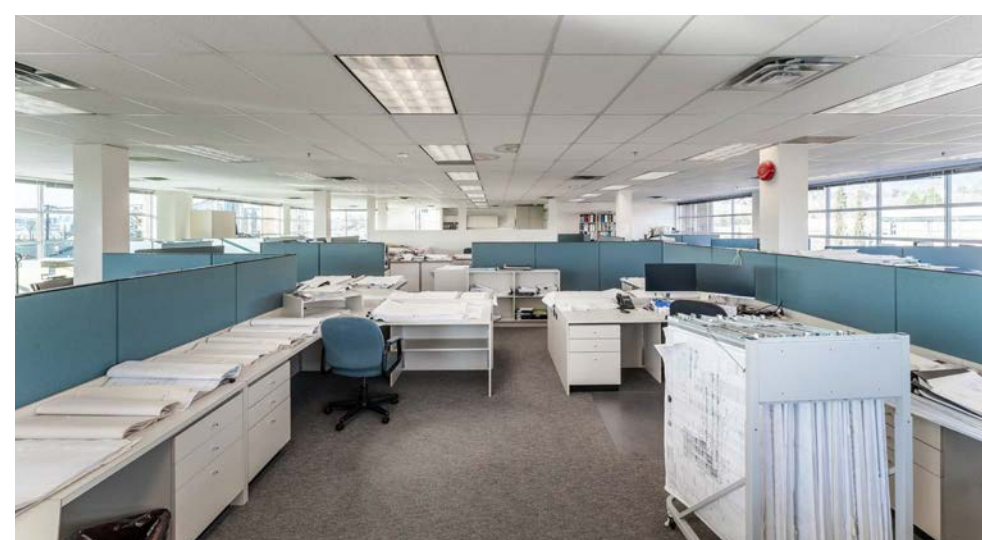


3. MOUNTAIN VIEWS



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



PHIBBS EXCHANGE



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



MOUNTAIN HWY



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

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