

**AVISON  
YOUNG**

# For Lease

**#112 – 828 Harbourside Drive**  
North Vancouver, BC



Well exposed, turn-key  
office space for lease at  
Harbourside Business Park

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## Property details

### SIZE

2,461 sf

### LEASE RATE

\$25.00 per square foot per annum

### ADDITIONAL RENT (2025 ESTIMATE)

\$11.85 per square foot per annum

### ZONING

CD – 360 This zoning permits Industrial Business Park uses, which includes wholesale and showroom use, computer system and software development, data processing, research laboratories, engineering, architectural, and drafting offices, film, television and music studios, surveying, building contractors and trade contractors.

### PARKING

Five (5) reserved stalls at prevailing market rates

### AVAILABILITY

30 days notice

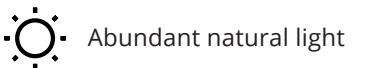
## Opportunity

Improved ground floor office space for lease in Harbourside Business Park. Unit #112 offers versatile workspace with multiple private offices, open work area, and a reception area.

## Location

Located in Harbourside Business Park, 828 Harbourside Drive is located in the heart of the North Shore's only waterfront business park. This prime location provides easy access to many vibrant local amenities, as well as the up-and-coming North Harbour master planned community developed by Concert Properties. This area is soon to be North Vancouver's newest waterfront community, home to several restaurants, retail shops and luxury residences.

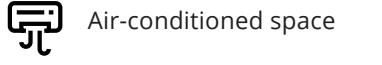
## Property highlights



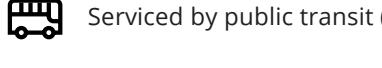
Abundant natural light



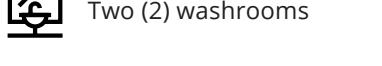
Well exposed corner unit



Air-conditioned space



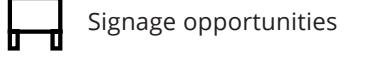
Serviced by public transit (Route #231)



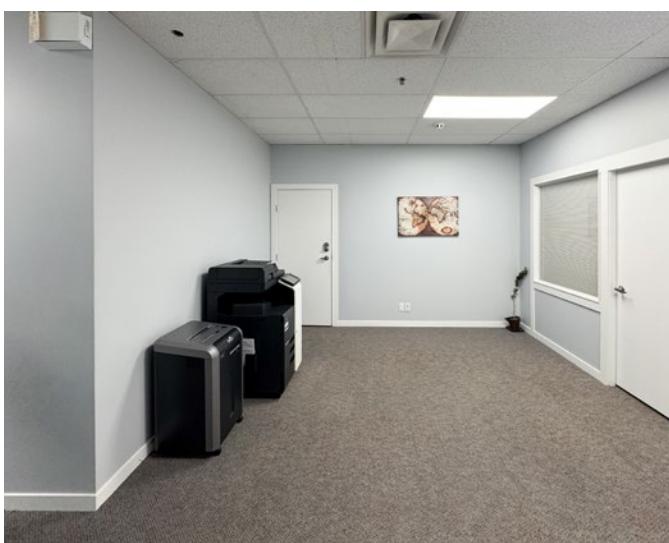
Two (2) washrooms



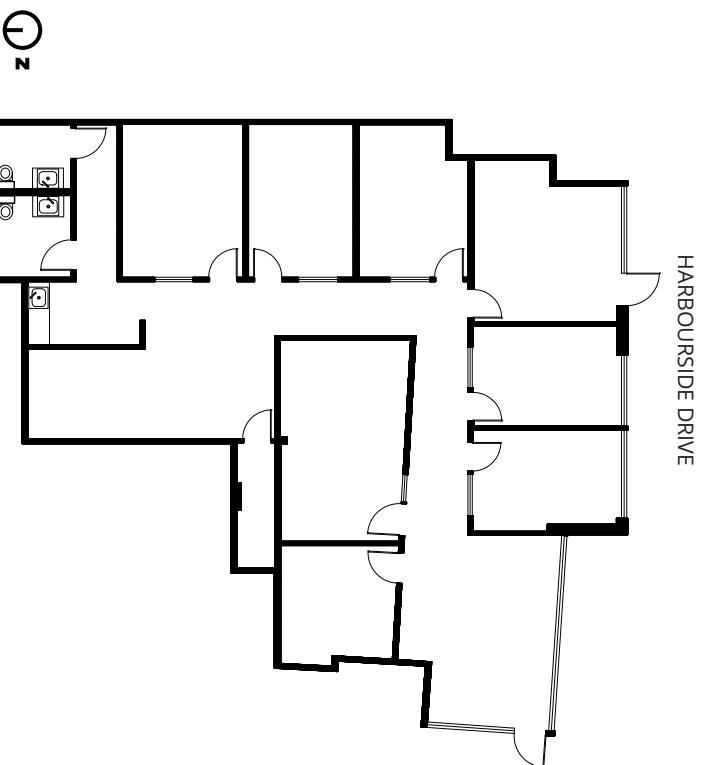
Seven (7) private offices

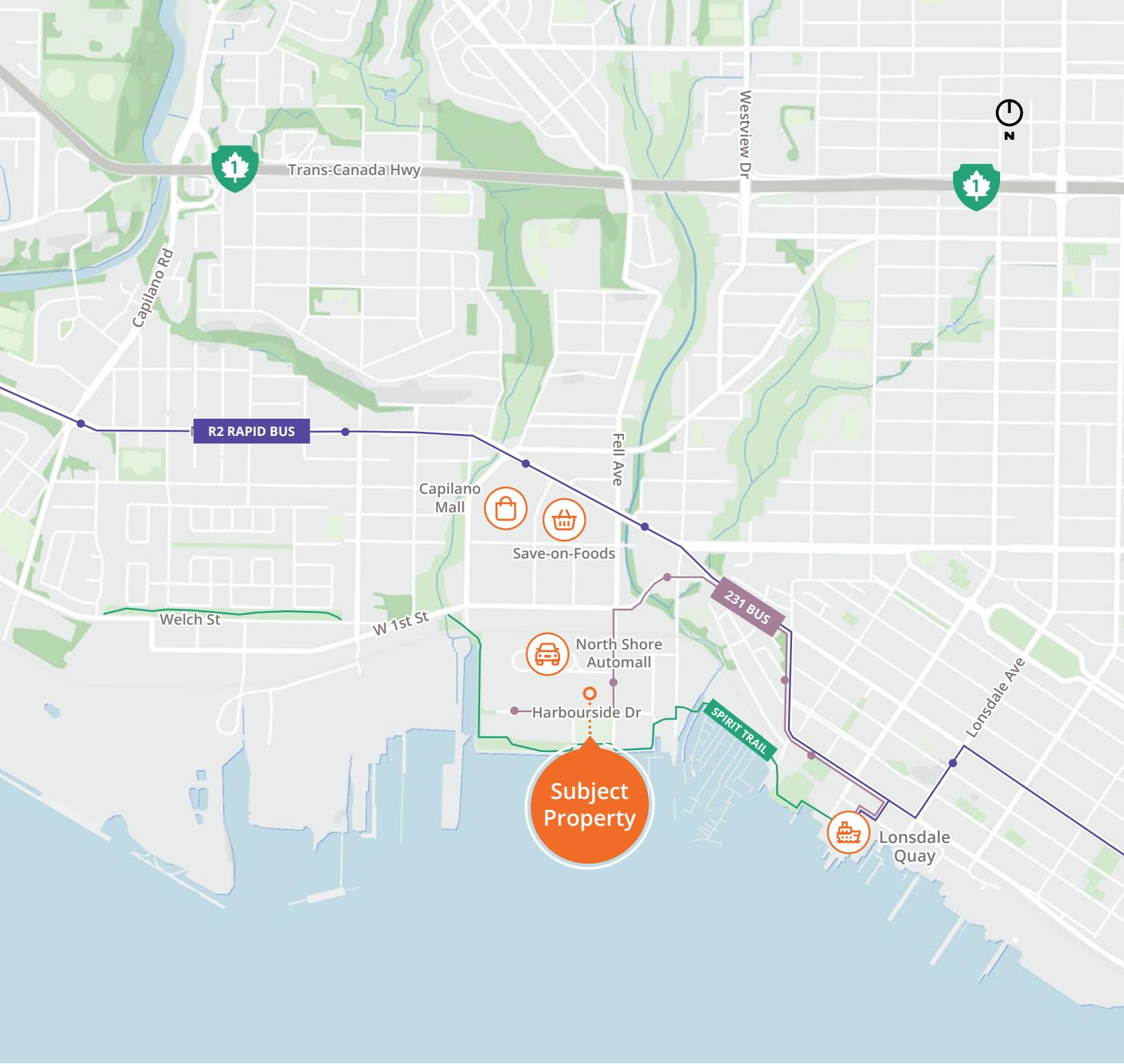


Signage opportunities



## Floor plan





## Contact for more information

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