

For Lease

38 Fell Avenue
North Vancouver, BC

Office space for lease in North Vancouver's Harbourside Business Park



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Property summary

AVAILABLE SPACE

Unit	Size (sf)	Availability
203	2,027	Immediate

ASKING LEASE RATE

Please contact listing agents

ZONING

CD-412 - This Comprehensive Development Zone will accommodate a wide range of uses, such as Industrial Business Park uses, Professional and Semi-Professional Office uses, Service Commercial uses and some Accessory Retail Services

OPERATING COSTS & TAXES (2024 ESTIMATE)

\$16.89 psf per annum

PARKING

\$85.00 per stall / month (surface)
\$90.00 per stall / month (underground)
One stall per 500 sf leased



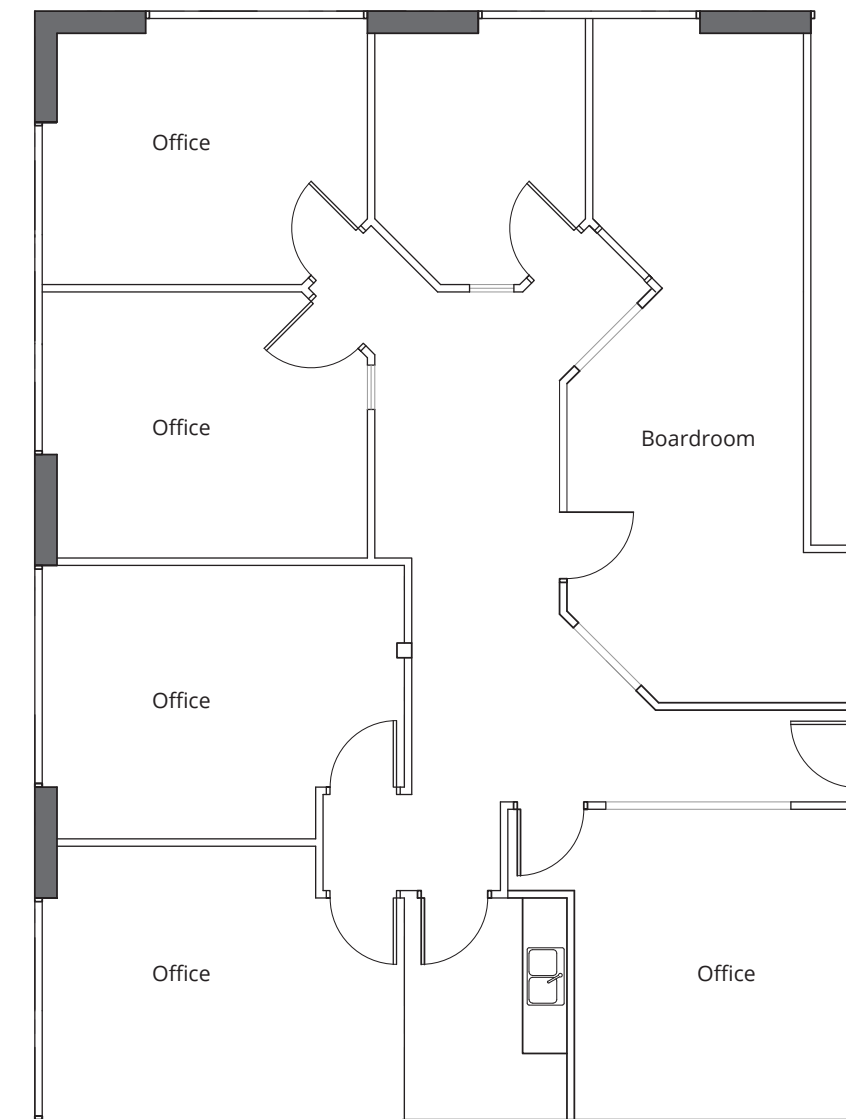
Location

Located on Fell Avenue, the main traffic conduit leading into Harbourside Business Park, 38 Fell is situated in North Vancouver's most desirable waterfront business park. Directly adjacent to the North Shore Auto Mall, this office building is well positioned on the North Shore. The building offers pleasant views of the North Shore's majestic mountains while providing excellent office space on four floors.

Features

- Fitness centre on site with showers
- HVAC system throughout
- Elevator serviced
- Rooftop deck with panoramic views
- Abundance of natural light
- On site surface and underground parking available
- Secure bike storage
- Close proximity to Lions Gate Bridge & Upper Levels Highway
- Serviced by public transportation
- Campus-like setting
- Close to shopping and restaurant amenities

Floorplan



Unit 203



Contact us for more information

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