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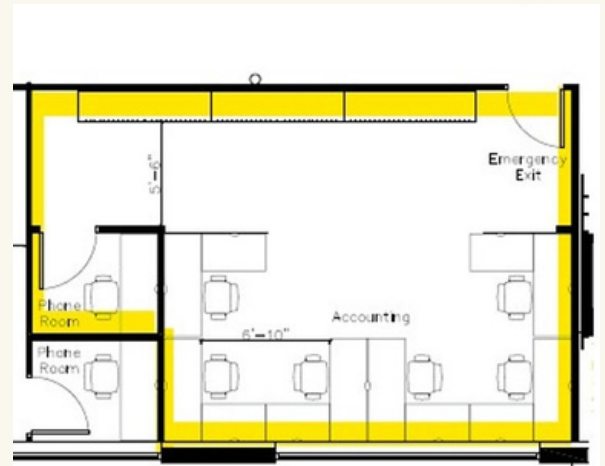
\$38.50 - \$40 /SF/YR



Property Type: Industrial
Property Subtype: Office
Year Built: 2011

2nd Floor Ste 202

Rental Rate:	\$40 /SF/YR Gross
Availability:	Immediately
Property Type:	Industrial
Property Subtype:	Office
Rentable Building Area:	600 SF
Year Built:	2011
Lease Term:	3 Years



Overview

Bright, modern second-floor office space in an award-winning building located in the heart of North Vancouver's Maplewood district. The space offers an efficient open-concept layout with excellent natural light and contemporary finishes—ideal for professional, creative, or administrative uses.

Features

Size: Approx. 600 sq. ft.

Layout: Open-plan workspace with one private office / call room

Windows: Large, south-facing glazing with mountain and tree views

Lighting: LED ceiling fixtures with ample natural light

Access: Elevator and stair access

Condition: Move-in ready, clean, and modern

Parking: On-site and street parking available

Connectivity: Fibre Internet

Amenities: Shared washrooms and common areas

Building

Type: Modern steel-and-glass office/light industrial building

Certifications: Sustainable & Environmental design built to LEED Gold standards

Tenants: Mix of professional offices and Health & Beauty manufacturing firms

Security: Key fob entry and after-hours access

2nd Floor Ste 203

Rental Rate:	\$38.50 /SF/YR + Op. Costs
Availability:	1/1/2026
Property Type:	Industrial
Property Subtype:	Office
Rentable Building Area:	935 SF
Year Built:	2011
Lease Term:	3 Years

Overview

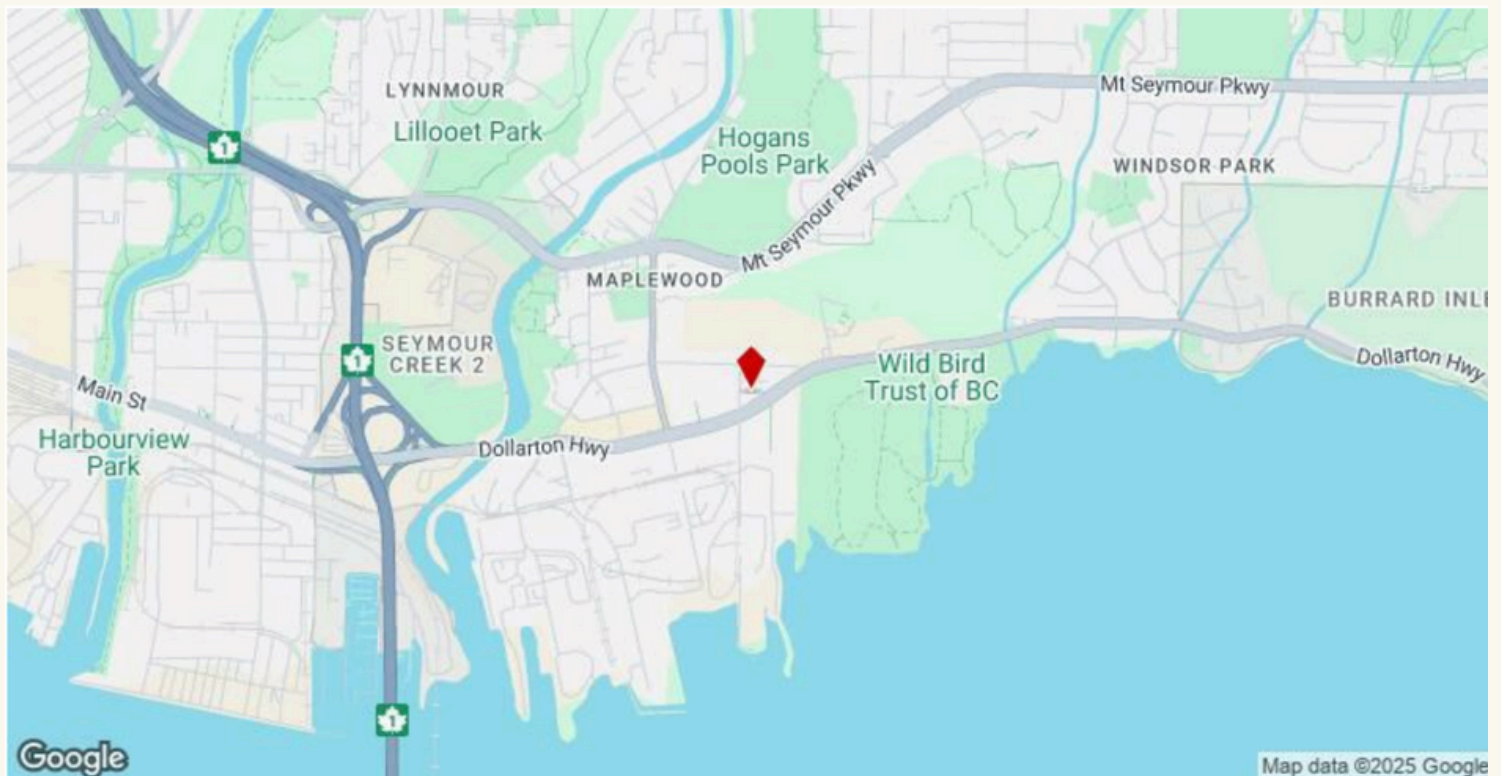
Suite 203 offers 935 SF on the second floor with an open, flexible layout, kitchen area, and capacity for up to 9 people. Features include dedicated HVAC, security system, two parking stalls, shared washrooms, shower facilities, and 24/7 building access. Located steps from Northwoods Village with easy access to Phipps Exchange, Iron Worker’s Memorial Bridge, and Highway 1. Ideal for professional office users seeking modern space with excellent North Shore connectivity—contact us today to schedule a viewing!

Location

Nestled in Maplewood, one of North Vancouver's fastest-growing business communities, surrounded by nature and close to major transit routes.

- 3 min walk to the Wild Bird Trust / Maplewood Flats Conservation Area
- 2 min drive to Phibbs Exchange Transit Hub
- Easy access to Second Narrows Bridge | Ironworkers Memorial Bridge
- 10 min to Lonsdale or Deep Cove

The location combines the convenience of urban connectivity with the tranquility of the North Shore environment—perfect for businesses that value balance, wellness, and accessibility.



Property Photos

