

201 - 132 14TH STREET E NORTH VANCOUVER
RENOVATED SECOND FLOOR OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

AMRITA GURAM

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OVERVIEW

Beautiful second floor office space available in a highly accessible location in North Vancouver near several key transportation corridors. Newly renovated, the subject property boasts large windows allowing natural light, 5 enclosed offices as well as an open-plan office space and a kitchen nook. Situated steps away from shops, cafes, grocery stores, medical buildings, bus & major transportation routes, as well as Lions Gate Hospital. M/L washrooms located just outside in the corridor. Parking is available - please inquire.

- + Combination of offices and open area
- + Ample natural light
- + Elevator serviced

SALIENT FACTS

SIZE

+/- 1,079 SQFT

PARKING

Available - Please Inquire

ZONING

C-1B

BASIC RENT

\$24.00/FT

ADDITIONAL RENT

\$17.00/FT



**INCLUDES
5 ENCLOSED
OFFICES, OPEN-
PLAN OFFICE SPACE,
AND A KITCHEN
NOOK**





LOCATION

Centrally located in the heart of the North Vancouver Business District. The subject property is located in close proximity to Lions Gate Hospital as well as a short walk from many community amenities including North Vancouver City Library, North Vancouver City Hall, Shoppers Drug Mart, nearby banks, Whole Foods, Loblaws, restaurants and cafes. The Upper Level Highway is four minutes away and Downtown Vancouver is accessible via SeaBus in approximately 30 minutes, or 20 minutes by car. Located near major traffic arteries along with public transit routes.



WALK SCORE
94



BIKE SCORE
73

FOR MORE INFORMATION CONTACT

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